

# Table of Contents

<b>Table of Contents.....</b>	<b>1</b>
<b>Executive Summary Report.....</b>	<b>3</b>
<i>Sales Sample Representation of Population - Year Built or Year Renovated .....</i>	4
<i>Sales Sample Representation of Population - Above Grade Living Area .....</i>	5
<i>Sales Sample Representation of Population - Grade.....</i>	6
<i>Comparison of 2005 and 2006 Per Square Foot Values by Year Built or Year Renovated .....</i>	7
<i>Comparison of 2005 and 2006 Per Square Foot Values by Above Grade Living Area .....</i>	8
<i>Comparison of 2005 and 2006 Per Square Foot Values by Grade.....</i>	9
<i>Population Summary.....</i>	10
<b>Area Map.....</b>	<b>11</b>
<b>Analysis Process.....</b>	<b>12</b>
<i>Highest and Best Use Analysis.....</i>	12
<i>Special Assumptions, Departures and Limiting Conditions.....</i>	12
<i>Identification of the Area.....</i>	13
Name or Designation:.....	13
Boundaries:.....	13
Maps:.....	13
Area Description:.....	13
<i>Preliminary Ratio Analysis .....</i>	14
<i>Scope of Data.....</i>	14
Land Value Data:.....	14
Improved Parcel Total Value Data:.....	14
<b>Land Model .....</b>	<b>15</b>
<i>Model Development, Description and Conclusions.....</i>	15
<i>Land Value Model Calibration .....</i>	17
<i>Vacant Sales Used In This Physical Inspection Analysis .....</i>	27
<i>Vacant Sales Removed From This Physical Inspection Analysis.....</i>	30
<b>Improved Parcel Total Value Model:.....</b>	<b>31</b>
<i>Model Development, Description and Conclusions.....</i>	31
<i>Improved Parcel Total Value Model Calibration.....</i>	33
<i>Glossary for Improved Sales.....</i>	36
<i>Improved Sales Used In This Physical Inspection Analysis .....</i>	37

<i>Improved Sales Removed From This Physical Inspection Analysis.....</i>	61
<b>Model Validation.....</b>	<b>68</b>
<i>Total Value Model Conclusions, Recommendations and Validation:.....</i>	68
<i>Area 19 Physical Inspection Ratio Confidence Intervals.....</i>	69
<i>2005 Improved Parcel Ratio Analysis.....</i>	72
<i>2006 Improved Parcel Ratio Analysis.....</i>	73
<b>USPAP Compliance .....</b>	<b>74</b>
<i>Client and Intended Use of the Appraisal:.....</i>	74
<i>Definition and date of value estimate:.....</i>	74
Market Value.....	74
Highest and Best Use.....	74
Date of Value Estimate.....	75
<i>Property rights appraised:.....</i>	75
Fee Simple.....	75
<i>Assumptions and Limiting Conditions:.....</i>	75
<i>Departure Provisions: .....</i>	77
<i>CERTIFICATION:.....</i>	77

## Executive Summary Report

Appraisal Date 1/1/2006 - 2006 Assessment Roll

**Area Name / Number:** West Ballard / 19

**Previous Physical Inspection:** 1999

### Sales - Improved Summary:

Number of Sales: 734

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2005 Value</b>	\$144,300	\$220,200	\$364,500	\$395,200	92.2%	14.65%
<b>2006 Value</b>	\$194,500	\$198,600	\$393,100	\$395,200	99.5%	12.41%
<b>Change</b>	+\$50,200	-\$21,600	+\$28,600		+7.3%	-2.24%
<b>% Change</b>	+34.8%	-9.8%	+7.8%		+7.9%	-15.29%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.24% and -15.29% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2005 Value</b>	\$149,800	\$215,800	\$365,600
<b>2006 Value</b>	\$202,500	\$184,400	\$386,900
<b>Percent Change</b>	+35.2%	-14.6%	+5.8%

Number of improved Parcels in the Population: 4,833

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2005 or 2006 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

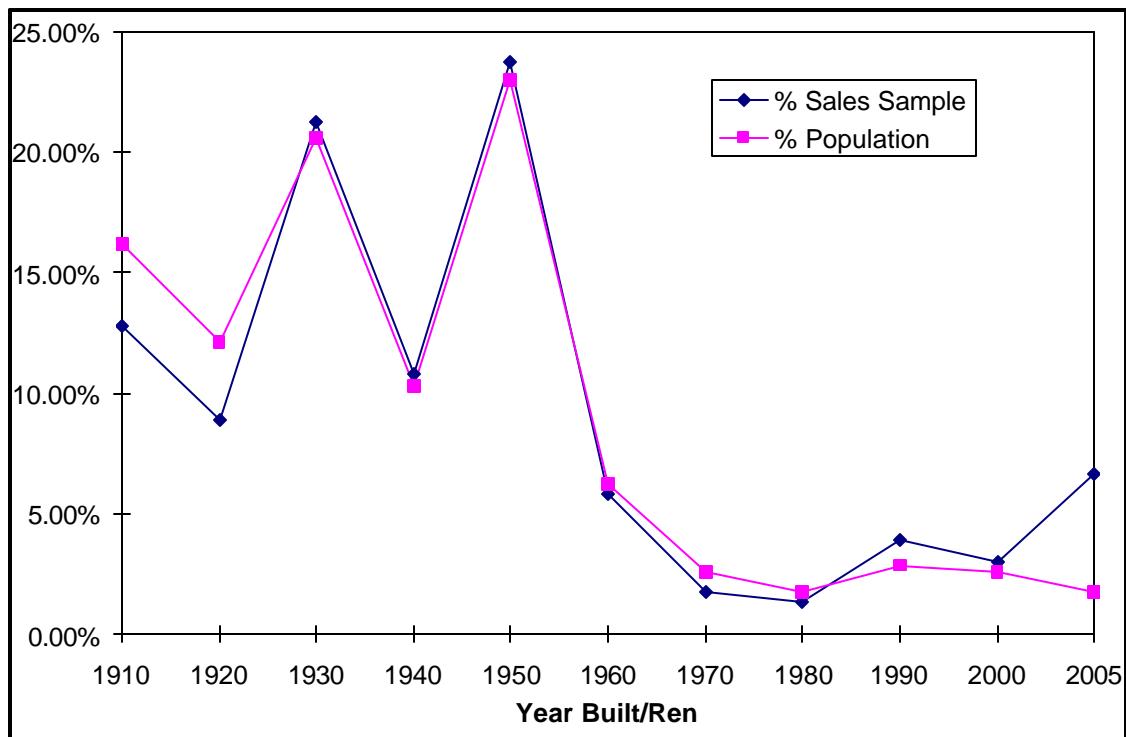
### Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2006 Assessment Roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	94	12.81%
1920	65	8.86%
1930	156	21.25%
1940	79	10.76%
1950	174	23.71%
1960	43	5.86%
1970	13	1.77%
1980	10	1.36%
1990	29	3.95%
2000	22	3.00%
2005	49	6.68%
		734

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	782	16.18%
1920	587	12.15%
1930	995	20.59%
1940	499	10.32%
1950	1110	22.97%
1960	300	6.21%
1970	125	2.59%
1980	85	1.76%
1990	139	2.88%
2000	125	2.59%
2005	86	1.78%
		4833

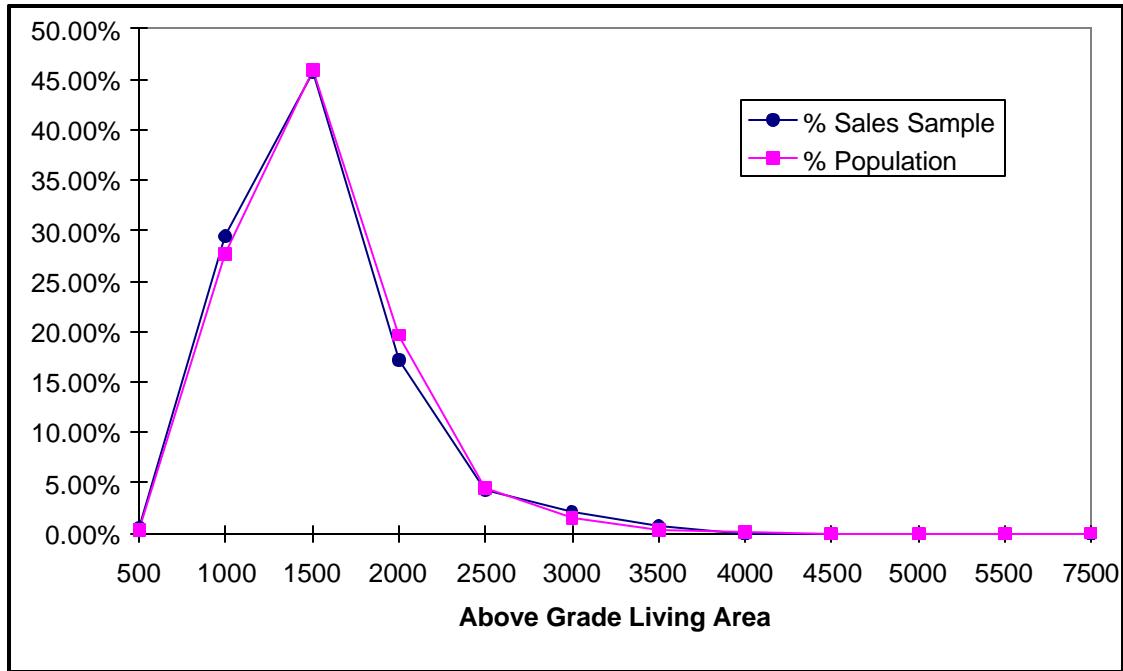


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. The sales sample frequency distribution for homes built before 2001 follows the population distribution closely with regard to Year Built/Ren. This distribution is ideal for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	4	0.54%
1000	216	29.43%
1500	336	45.78%
2000	126	17.17%
2500	31	4.22%
3000	16	2.18%
3500	5	0.68%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	734	

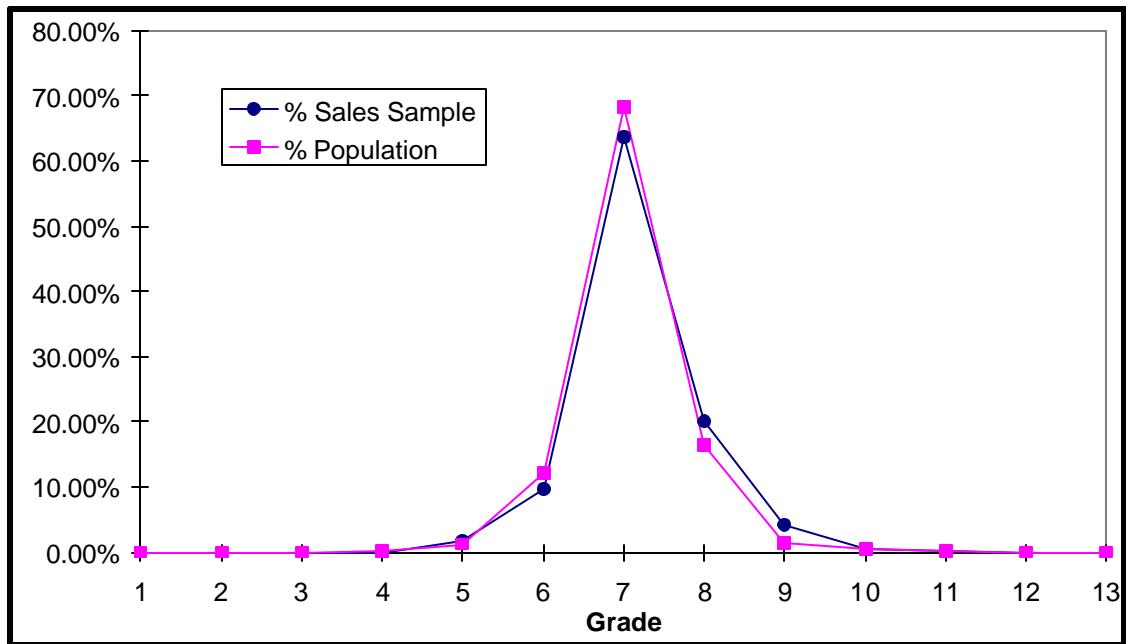
<b>Population</b>		
AGLA	Frequency	% Population
500	15	0.31%
1000	1335	27.62%
1500	2222	45.98%
2000	950	19.66%
2500	217	4.49%
3000	70	1.45%
3500	18	0.37%
4000	5	0.10%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	1	0.02%
	4833	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

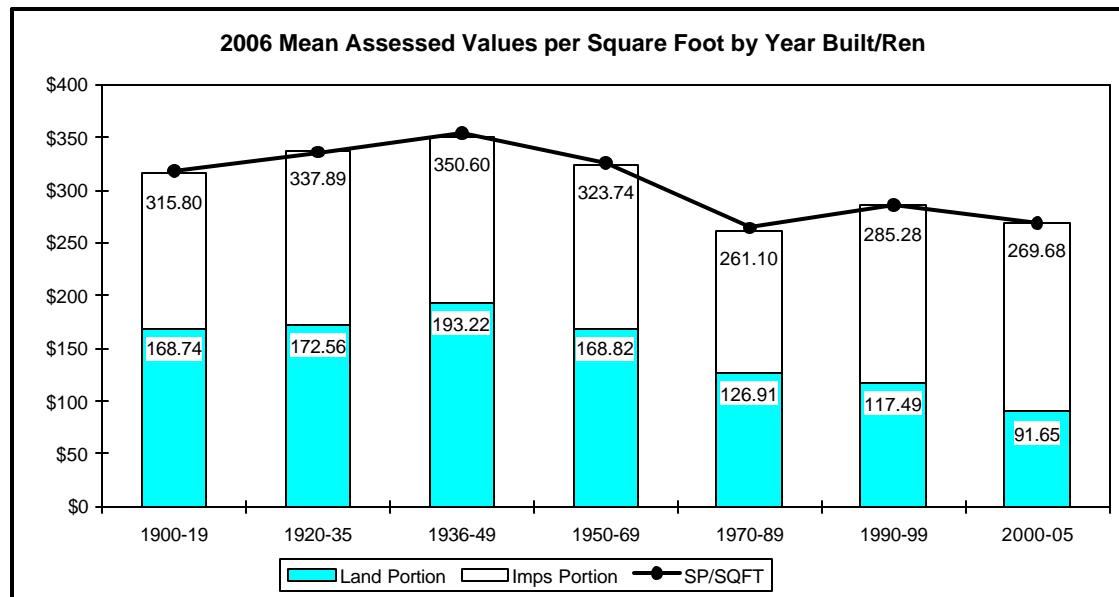
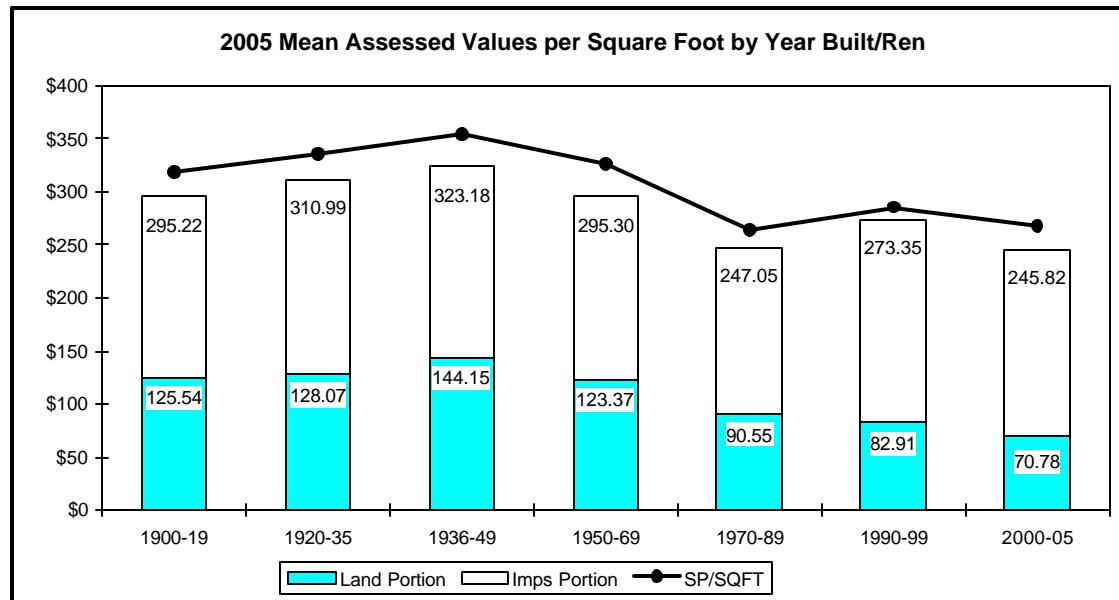
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	2	0.04%
5	13	1.77%	5	60	1.24%
6	71	9.67%	6	590	12.21%
7	467	63.62%	7	3301	68.30%
8	147	20.03%	8	793	16.41%
9	31	4.22%	9	68	1.41%
10	4	0.54%	10	16	0.33%
11	1	0.14%	11	3	0.06%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
734			4833		



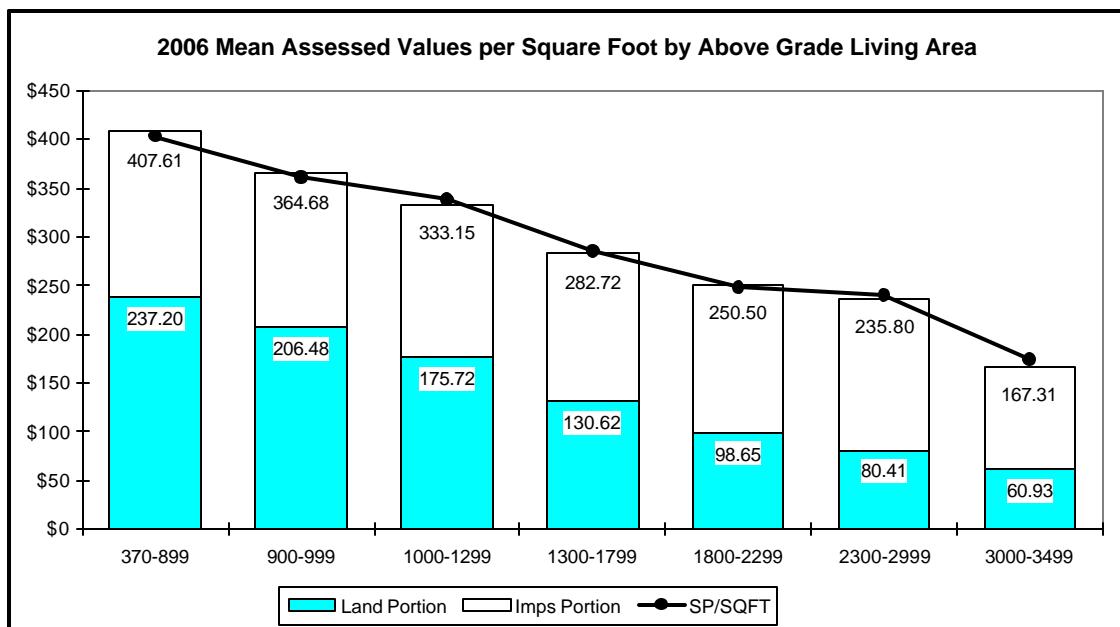
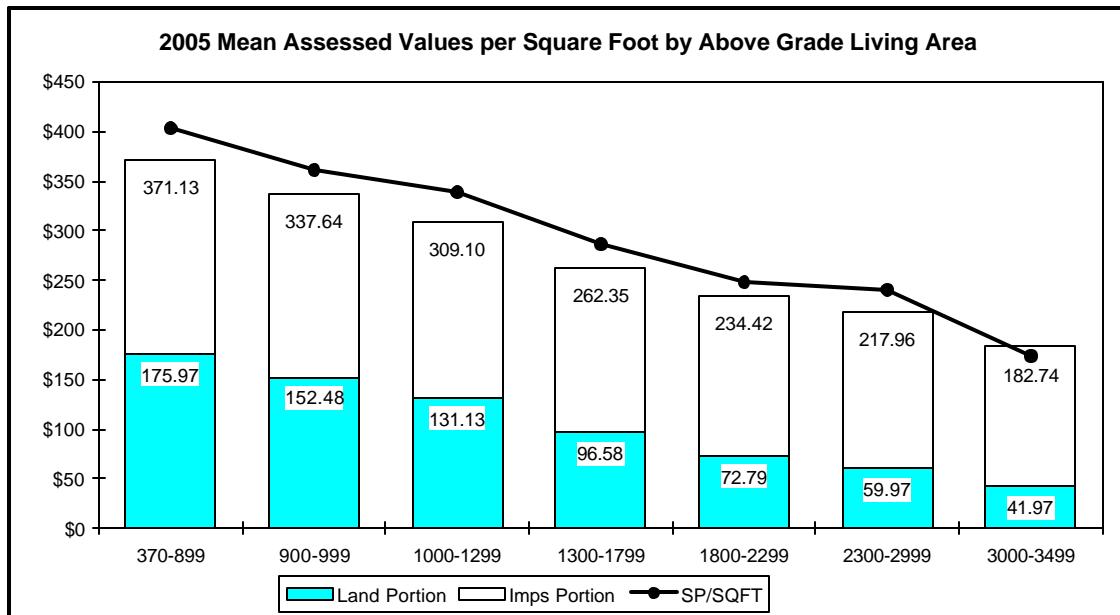
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values by Year Built or Year Renovated**



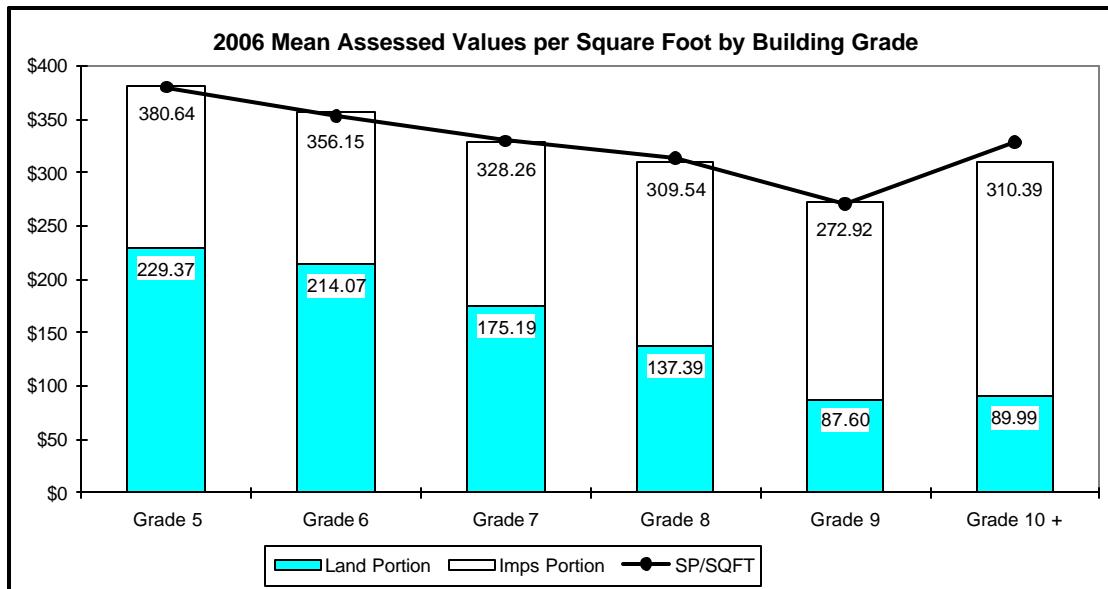
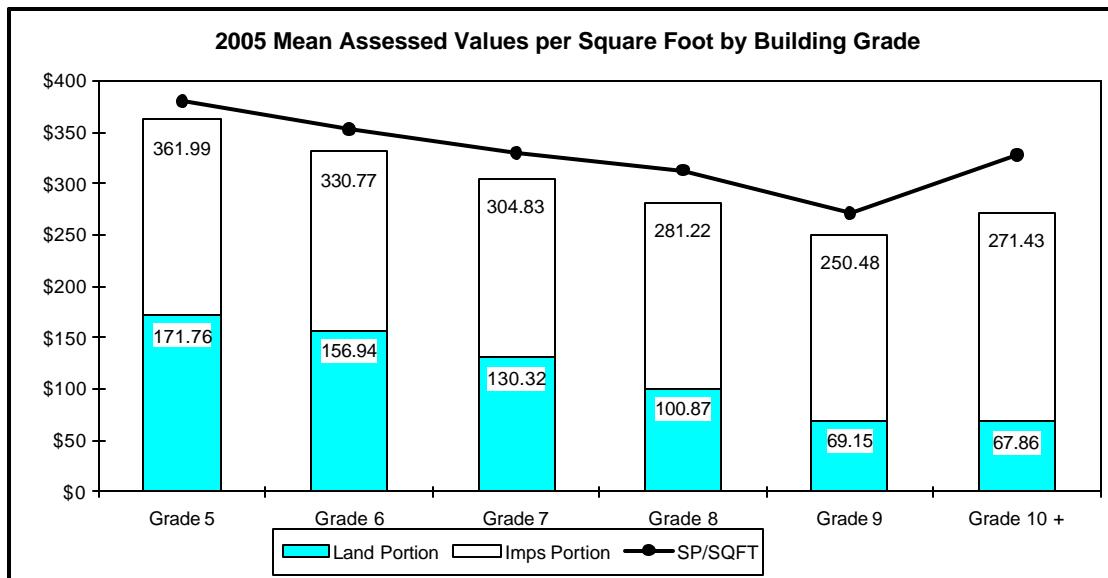
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Comparison of 2005 and 2006 Per Square Foot Values by Above Grade Living Area**



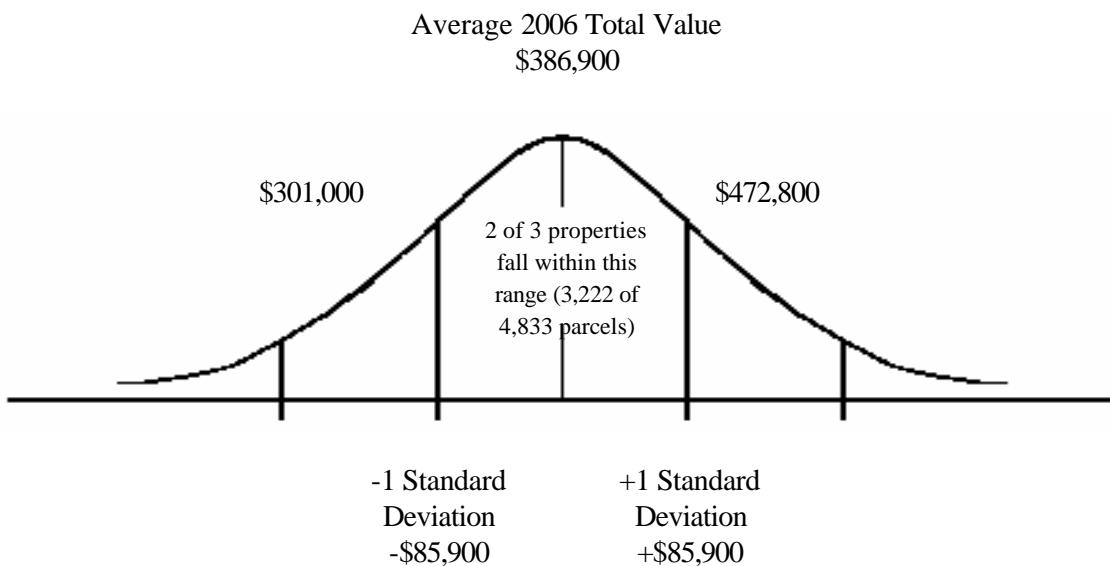
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## ***Comparison of 2005 and 2006 Per Square Foot Values by Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There were only 5 sales of Grade 10 or higher homes.

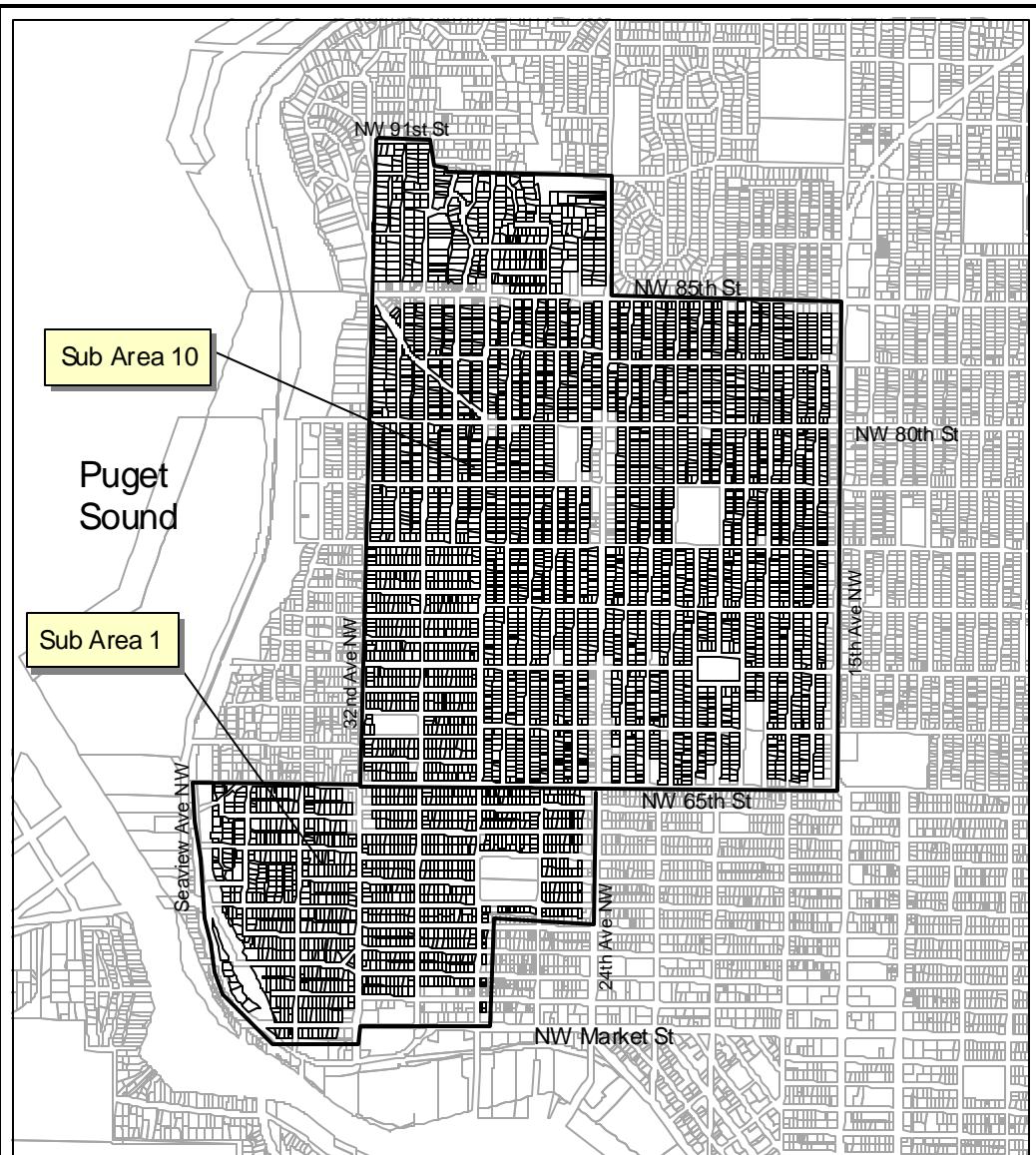
## ***Population Summary***



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2005 or 2006 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## Area Map



## Sub Areas

The information on this map has been compiled by King County. It is available only for general reference and may change without notice. King County makes no representation or warranty, express or implied, as to accuracy, completeness, timeliness, or fitness for the use of such information.

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0.08 0 0.08 0.16 0.24 0.32 0.4 0.48 0.56 Miles



King County  
Department of Assessments

## **Analysis Process**

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ✚ Sales from 1/1/2003 to 12/31/2005 (at minimum) were considered in all analyses.
- ✚ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments averaged any net changes over that time period.
- ✚ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

West Ballard

### **Boundaries:**

This area is generally bounded by N.W. 85<sup>th</sup> Street on the north, 15<sup>th</sup> Avenue N.W. on the east, Market Street on the south, and 32<sup>nd</sup> Avenue N.W. on the west.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 19 is located in the northwestern portion of Seattle. It contains the communities of West Ballard, Loyal Heights, Crown Hill, and Sunset Hill. This homogenous area contains predominantly grade 7 homes built before 1930. Approximately 29% of the homes were built from 1936 to 1949. Over 99% of the parcels have homes on them. The portion west of 32<sup>nd</sup> Avenue N.W. has views of Puget Sound, the ship canal, Olympic mountains, and Bainbridge Island. The area north of N.W. 85<sup>th</sup> Street transitions to the highly desirable area of North Beach. Most of the area is zoned for single family homes with the exception of the southeastern part. This area contains numerous multiple unit dwellings as well as common wall townhomes.

Area 19 is comprised of two sub areas. The northern portion is sub area 10. This area contains the Crown Hill and Loyal Heights neighborhoods. Slightly over 50% of the homes were built before 1936. Approximately 30% of the homes were built between 1936 and 1949. The average grade is 7. The typical lot is level or gently sloped and does not have a view. The northern portion of sub area 10, located north of N.W. 85<sup>th</sup> Street, has slightly more variable topography and larger lot sizes. Unlike south of N.W. 85<sup>th</sup> Street this area does not have sidewalks. This area transitions into the neighborhood of North Beach. Sub area 1 is located south of N.W. 65<sup>th</sup> Street. It contains the neighborhoods of West Ballard and Sunset Hill. The area east of 32<sup>nd</sup> Avenue N.W. contains more homes built before 1910 compared to sub area 10. It also contains a fewer percentage of homes built between 1936 and 1949. The area west of 32<sup>nd</sup> Avenue N.W. is the most desirable portion of area 19. Many parcels have views of Puget Sound, the ship canal, Olympic Mountains, and Bainbridge Island. Numerous upper floor additions have been constructed to take advantage of the views. The typical lot size is greater than the eastern portion of sub area 1.

The total assessed value of all parcels for the 2006 assessment year was \$1,991,963,300 . For the 2005 assessment year the total was \$1,863,454,800 . As a result of our physical inspection we added \$17,708,500 in assessed value attributable to new construction to the tax roll. The physical inspection began in 9/05 and was completed in 6/06.

## **Preliminary Ratio Analysis**

A Ratio Study was completed just prior to the application of the 2006 recommended values. This study benchmarks the current assessment level using 2005 posted values. The study was also repeated after application of the 2006 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 14.65% to 12.41%.

## **Scope of Data**

### **Land Value Data:**

Vacant sales from 1/1/2003 to 12/31/2005 were given primary consideration for valuing land. In addition to the market data approach the allocation technique was also utilized. Vacant land sales from the neighborhoods of Ballard, Greenwood, Green Lake, Phinney Ridge, North Beach, University District, Olympic Hills, Northgate, Wedgwood, Victory Heights, Pinehurst, Maple Leaf, Mathews Beach, Meadowbrook, Lake City, Sand Point, Inverness, Licton Springs, Broadview, Bitter Lake, and Haller Lake were also analyzed in the valuation of land.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## Land Model

### ***Model Development, Description and Conclusions***

Approximately 99% of the parcels have houses on them in area 19. Consequently, there were few vacant land sales [7] in the past three years. We reviewed and analyzed sales from 1/1/2003 to 12/31/2005. We also analyzed sales in similar neighborhoods that included Broadview, Ballard, Sunset Hill, north Seattle, North Beach, Northgate, northeast Seattle, Pinehurst, Maple Leaf, Wedgwood, Meadowbrook, Licton Springs, Green Lake, Phinney Ridge, Inverness, and the University District. We utilized the market data as well as the allocation approach to value in order to determine the land values. Due to the lack of available vacant lots there were numerous sales where a developer tore down an existing house and built new ones. These sales were analyzed to supplement the vacant lot sales analysis. The last time the land was inspected and sales analyzed by a field appraiser was in 1999. Since the 1999 assessment year the land values have been annually adjusted similar to improvement values.

The predominant factors influencing land value in this area were location, lot size, view amenity, and traffic. These characteristics as well as others such as zoning, topography, highest and best use as if vacant classification, external nuisance, and known easements were checked for accuracy and considered in the land valuation.

For land valuation summary purposes I have included a map at the end of this section that divides area 19 into four market segments labeled A – D.

**Area A** contains the neighborhoods of Loyal Heights and Crown Hill. This area consists of the majority of sub area 10 and is bounded by N.W. 85<sup>th</sup> Street on the north, 15<sup>th</sup> Avenue N.W. on the east, N.W. 65<sup>th</sup> Street on the south, and 32<sup>nd</sup> Avenue N.W. on the west. This is a homogenous area of homes built primarily before 1950. Over half of the homes were built before 1936 and another 30% were built between 1936 and 1949. Most parcels are level, do not have a view, and the average lot size is 4,604 square feet. Most of the area is zoned SF 5000 [ 1 house per 5,000 square feet]. There are 3,734 parcels located in **Area A**.

**Area B** is a transition area between Loyal Heights/Crown Hill neighborhoods and the North Beach area. It is located in sub area 10 and north of N.W. 85<sup>th</sup> Street. This area has more parcels impacted by steep topography [ravines] compared to **Area A**. The average lot size is 7,471 square feet. Most parcels are zoned for single family development at one house per 7,200 square feet. **Area B** has more homes built in the 1950's compared to **Area A**. There are 333 parcels in **Area B**.

**Area C** contains the West Ballard neighborhood. It is bounded by N.W. 65<sup>th</sup> Street on the north, 24<sup>th</sup> Avenue N.W. on the east, N.W. Market Street on the south, and 32<sup>nd</sup> Avenue N.W. on the west. It comprises the eastern portion of sub area 1. Most parcels are level and do not have a view. In **Area C** there are more homes built before 1910 compared to **Area A**. The eastern

portion of this area is zoned for higher density development [L-1 and LDT] compared to the western portion [SF 5000]. There are 645 parcels located in **Area C**.

**Area D** contains the Sunset Hill neighborhood. It is bounded by N.W 65<sup>th</sup> Street on the north, 32<sup>nd</sup> Avenue N.W. on the east, N.W. Market Street on the south, and Seaview Avenue N.W. on the west. The average sale price of this area exceeds all other market segments in area 19. Many parcels have views of Puget Sound, Olympic Mountains, Bainbridge Island, or the ship canal. The typical lot size is greater than **Area A**. Approximately 39% of the homes were built between 1936 and 1949. Most parcels are zoned for one house per 7,200 square feet. There are 408 parcels in **Area D**.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## ***Land Value Model Calibration***

### **Area A - Loyal Heights/Crown Hill**

Lot Size Adjustments for SF 5000/ SF 7200 Zoned Land

Lot Size	Value
875 - 2199 s.f.	\$99,000
2200 - 2699 s.f.	\$146,000
2700 - 2999 s.f.	\$161,000
3000 - 3499 s.f.	\$166,000
3500 - 3999 s.f.	\$190,000
4000 - 4499 s.f.	\$199,000
4500 - 4999 s.f.	\$204,000
5000 - 5499 s.f.	\$209,000
5500 - 5999 s.f.	\$210,000
6000 - 6499 s.f.	\$213,000
6500 - 6999 s.f.	\$215,000
7000 - 7499 s.f.	\$218,000
7500 - 7999 s.f.	\$220,000
8000 - 8999 s.f.	\$223,000
9000 - 9999 s.f.	\$228,000
10000 - 11999 s.f.	\$237,000
12000 - 13999 s.f.	\$242,000

Adjustments after lot size:

Deduct 20% for traffic if located on N.W. 85th St.,  
N.W. 80th St., 24th Avenue N.W., and N.W. 65th St.

Deduct 10% for traffic if located on Loyal Avenue N.W.  
and 32nd Avenue N.W.

Add 6% for Average Territorial View

Add 11% for Good Territorial View

Add 7% for Average Olympic View

Deduct 6% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)  
+ View Adjustment

## **Area A - Loyal Heights/Crown Hill**

### **Lot Size Adjustments for L-1 Zoned Land**

Lot Size	Value
4000 - 4799 s.f.	\$209,000
4800 - 4999 s.f.	\$299,000
5000 - 5499 s.f.	\$301,000
5500 - 5999 s.f.	\$304,000
6000 - 6399 s.f.	\$305,000
6400 - 6999 s.f.	\$399,000
7000 - 7499 s.f.	\$401,000

Adjustments after lot size:

Deduct 20% for traffic if located on N.W. 85th St.  
and 24th Avenue N.W.

Deduct 6% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)

## **Area B - Sub Area 10 north of N.W. 85th Street**

### **Lot Size Adjustments for SF 7200 Zoned Land**

Lot Size	Value
875 - 2199 s.f.	\$99,000
2200 - 2699 s.f.	\$151,000
2700 - 2999 s.f.	\$166,000
3000 - 3499 s.f.	\$171,000
3500 - 3999 s.f.	\$194,000
4000 - 4499 s.f.	\$204,000
4500 - 4999 s.f.	\$209,000
5000 - 5499 s.f.	\$213,000
5500 - 5999 s.f.	\$215,000
6000 - 6499 s.f.	\$218,000
6500 - 6999 s.f.	\$220,000
7000 - 7499 s.f.	\$223,000
7500 - 7999 s.f.	\$225,000
8000 - 8999 s.f.	\$228,000
9000 - 9999 s.f.	\$232,000
10000 - 11999 s.f.	\$239,000
12000 - 13999 s.f.	\$246,000
14000 - 15999 s.f.	\$251,000
16000 - 19999 s.f.	\$261,000
20000 - 24999 s.f.	\$270,000
25000 - 29999 s.f.	\$280,000

Adjustments after lot size:

Deduct 20% for traffic if located on N.W. 85th St.

Deduct 10% for traffic if located on 32nd Avenue N.W.

Add 6% for Average Territorial View

Add 7% for Average Olympic View

Add 17% for Fair Puget Sound View

Add 27% for Average Puget Sound View

Deduct 6% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)  
+ View Adjustment

## **Area C - Sub Area 1 east of 32nd Avenue N.W.**

### **Lot Size Adjustments for SF 5000 Zoned Land**

Lot Size	Value
875 - 2199 s.f.	\$99,000
2200 - 2699 s.f.	\$134,000
2700 - 2999 s.f.	\$150,000
3000 - 3499 s.f.	\$154,000
3500 - 3999 s.f.	\$178,000
4000 - 4499 s.f.	\$188,000
4500 - 4999 s.f.	\$192,000
5000 - 5499 s.f.	\$197,000
5500 - 5999 s.f.	\$199,000
6000 - 6499 s.f.	\$202,000
6500 - 6999 s.f.	\$204,000
7000 - 7499 s.f.	\$207,000
7500 - 7999 s.f.	\$209,000
8000 - 8999 s.f.	\$211,000
9000 - 9999 s.f.	\$216,000
10000 - 11999 s.f.	\$226,000

Adjustments after lot size:

Deduct 20% for traffic if located on N.W. 65th St.

Deduct 10% for traffic if located on 32nd Avenue N.W.

Add 6% for Average Territorial View

Deduct 6% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)  
+ View Adjustment

## **Area C - Sub Area 1 east of 32nd Avenue N.W.**

### **Lot Size Adjustments for L-1 Zoned Land**

Lot Size	Value
1000 - 2199 s.f.	\$99,000
2200 - 2499 s.f.	\$134,000
2500 - 3199 s.f.	\$139,000
3200 - 3499 s.f.	\$199,000
3500 - 3999 s.f.	\$204,000
4000 - 4799 s.f.	\$209,000
4800 - 4999 s.f.	\$299,000
5000 - 5499 s.f.	\$301,000
5500 - 5999 s.f.	\$304,000
6000 - 6399 s.f.	\$305,000
6400 - 6999 s.f.	\$399,000
7000 - 7499 s.f.	\$401,000

Adjustments after lot size:  
Add 6% for Average Territorial View

Deduct 6% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)  
+ View Adjustment

## **Area C - Sub Area 1 east of 32nd Avenue N.W.**

### **Lot Size Adjustments for LDT Zoned Land**

Lot Size	Value
875 - 1999 s.f.	\$99,000
2000 - 2499 s.f.	\$123,000
2500 - 2999 s.f.	\$150,000
3000 - 3499 s.f.	\$154,000
3500 - 3999 s.f.	\$178,000
4000 - 4999 s.f.	\$247,000
5000 - 5999 s.f.	\$251,000
6000 - 6999 s.f.	\$370,000
7000 - 7999 s.f.	\$375,000
8000 - 8999 s.f.	\$494,000

Adjustments after lot size:

Deduct 20% for traffic if located on N.W. 65th St.

Deduct 10% for traffic if located on 32nd Avenue N.W.

Add 6% for Average Territorial View

Deduct 6% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)  
+ View Adjustment

## **Area D - Sunset Hill**

### **Lot Size Adjustments for SF 5000 Zoned Land**

Lot Size	Value
875 - 2199 s.f.	\$99,000
2200 - 2699 s.f.	\$158,000
2700 - 2999 s.f.	\$173,000
3000 - 3499 s.f.	\$178,000
3500 - 3999 s.f.	\$202,000
4000 - 4499 s.f.	\$211,000
4500 - 4999 s.f.	\$216,000
5000 - 5499 s.f.	\$221,000
5500 - 5999 s.f.	\$223,000
6000 - 6499 s.f.	\$225,000
6500 - 6999 s.f.	\$227,000
7000 - 7499 s.f.	\$229,000
7500 - 7999 s.f.	\$231,000
8000 - 8999 s.f.	\$234,000
9000 - 9999 s.f.	\$239,000
10000 - 11999 s.f.	\$248,000
12000 - 13999 s.f.	\$255,000
14000 - 15999 s.f.	\$261,000
16000 - 19999 s.f.	\$270,000
20000 - 24999 s.f.	\$280,000
25000 - 29999 s.f.	\$289,000

Adjustments after lot size:

Deduct 10% for traffic if located on 32nd Avenue N.W.

Add 6% for Average Territorial View

Add 11% for Good Territorial View

Add 7% for Average Olympic View

Add 12% for Good Olympic View

Add 17% for Excellent Olympic View

Add 17% for Fair Puget Sound View

Add 27% for Average Puget Sound View

Add 52% for Good Puget Sound View

Add 68% for Excellent Puget Sound View

Add 23% for Average Ship Canal View

Deduct 6% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)  
+ View Adjustment

## **Area D - Sunset Hill**

### Lot Size Adjustments for LDT Zoned Land

Lot Size	Value
3000 - 3499 s.f.	\$178,000
6000 - 6999 s.f.	\$417,000

Adjustments after lot size:  
Add 6% for Average Territorial View

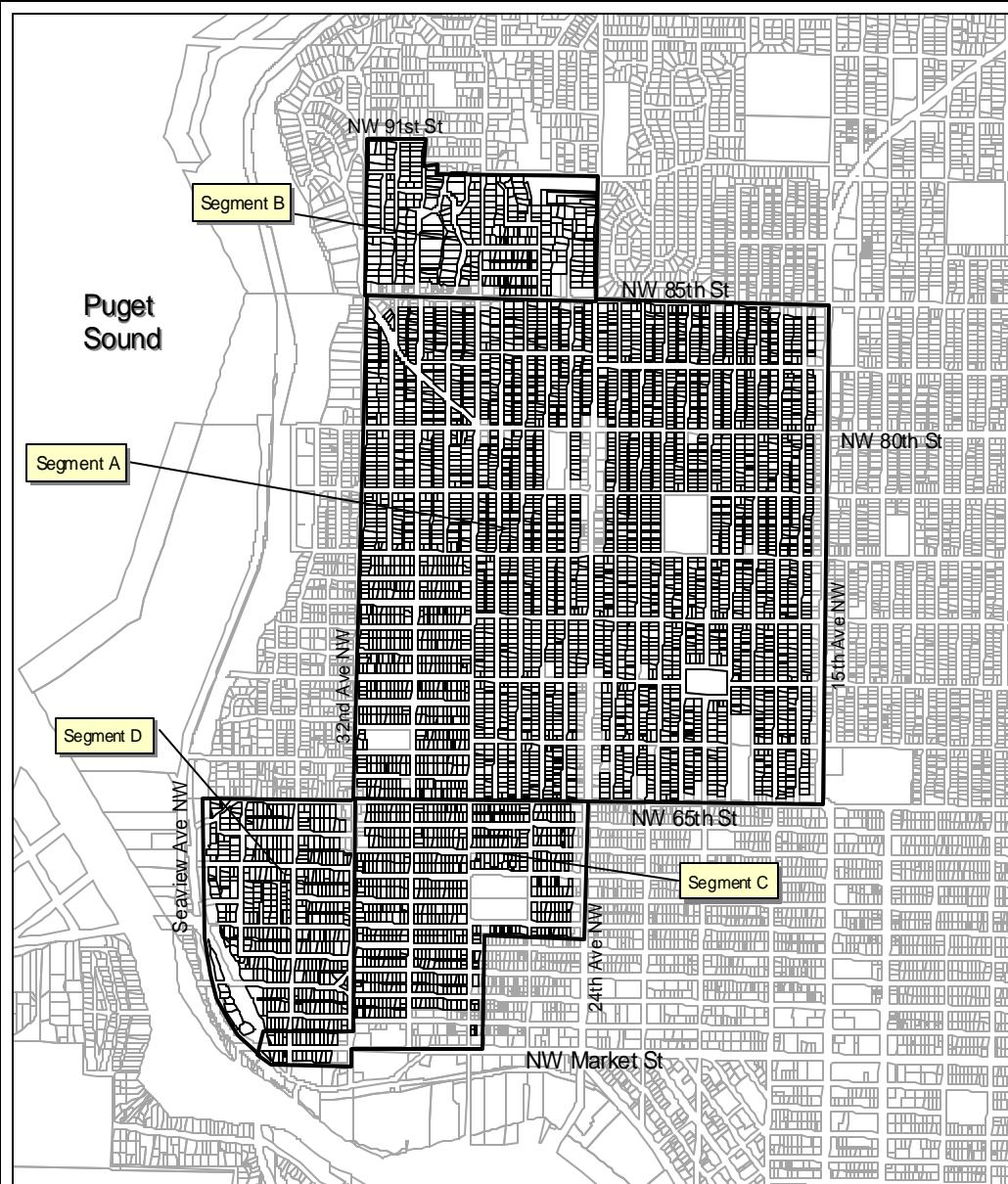
Deduct 6% if adjacent to commercial property

### Lot Size Adjustments for L-1 Zoned Land

Lot Size	Value
1000 - 2199 s.f.	\$99,000
5000 - 5499 s.f.	\$301,000
5500 - 5999 s.f.	\$304,000
8000 - 8799 s.f.	\$448,000

Adjustments after lot size:  
Add 11% for Good Territorial View  
Add 12% for Good Olympic View  
Add 17% for Excellent Olympic View  
Add 68% for Excellent Puget Sound View

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)  
+ View Adjustment



## Market Segments

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties of any kind, express or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or profits resulting from the use of the information contained in this map. Any sale of this map or information contained therein is prohibited except by written permission of King County.

N  
June 22, 2006  
0 0.08 0.16 0.24 0.32 Miles  
0.08 0.08 0.16 0.24 0.32 Miles

  
King County/  
Department of Assessments



**Vacant Sales Used In This Physical Inspection Analysis**  
**Area 19**

<b>Area Sub</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
19-1	102503	9100	10/22/03	295,000	5,189	N	N
19-1	102503	9272	3/11/04	90,000	2,250	N	N
19-1	117500	0725	12/20/04	520,000	6,596	Y	N
19-1	690820	0435	7/29/04	400,300	8,100	Y	N
19-1	690820	0650	2/14/03	300,000	4,080	Y	N
19-1	755080	0365	12/2/03	195,000	5,000	Y	N
19-1	775540	0020	10/28/04	1,537,500	28,102	Y	N
19-1	867340	0060	6/22/04	450,000	6,580	N	N
19-1	867340	0190	8/13/03	350,000	6,580	N	N
19-10	022503	9057	5/25/04	480,000	8,366	N	N
19-10	120500	0230	1/11/05	315,000	4,000	N	N
19-10	123200	0085	5/20/03	80,000	2,400	N	N
19-10	123200	0105	4/1/03	209,000	4,800	N	N
19-10	125420	0295	6/8/04	240,000	5,100	N	N
19-10	285610	0250	9/5/03	151,500	2,550	N	N
19-10	285610	0315	10/8/03	125,000	2,500	N	N
19-10	285610	2375	11/12/04	492,000	7,650	N	N
19-10	444380	1018	9/24/04	175,000	3,111	N	N
19-10	444730	0045	6/11/03	188,000	3,960	N	N
19-10	444730	0135	1/28/03	305,000	8,000	N	N
19-10	444980	0110	11/7/03	210,000	3,960	N	N
19-10	751850	2715	2/4/03	176,000	5,100	N	N
19-10	751850	6910	7/31/03	162,500	2,550	N	N
19-10	751850	7035	7/27/05	360,000	7,650	N	N
19-10	751850	7050	7/27/05	360,000	7,650	N	N
19-10	916510	0390	6/29/04	255,000	4,000	N	N
5-4	614160	0121	12/1/03	135,000	6,574	N	N
5-5	078900	0323	9/14/03	80,000	2,051	N	N
5-5	312604	9448	3/15/05	130,000	4,259	N	N
5-5	614560	0546	8/18/05	180,000	3,750	N	N
5-5	614560	1974	12/7/04	155,000	3,843	N	N
5-5	614560	2159	12/3/03	130,000	2,883	N	N
5-8	781870	0505	9/18/03	130,000	3,000	N	N
6-2	016400	0411	1/10/05	295,000	7,160	N	N
6-2	615020	0010	6/23/03	118,500	6,817	N	N
6-2	641460	0174	1/27/04	135,000	5,893	N	N
6-5	303420	0599	2/26/03	106,667	7,488	N	N
6-7	435870	0053	6/27/03	95,000	8,922	N	N
7-3	641210	0250	4/5/05	108,000	11,400	N	N
7-6	116000	0405	5/22/03	166,000	8,160	N	N
7-6	510140	2215	9/24/03	201,000	4,480	N	N

**Vacant Sales Used In This Physical Inspection Analysis**  
**Area 19**

<b>Area Sub</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
7-6	510140	4364	6/14/05	75,000	33,925	N	N
7-6	510140	7286	3/3/05	175,000	5,926	N	N
7-8	322604	9406	8/25/03	420,000	15,904	Y	N
7-8	437070	0130	9/29/03	155,000	5,159	N	N
7-8	510140	5393	11/15/04	190,000	5,007	N	N
7-8	691470	0115	9/16/04	200,000	4,612	N	N
8-1	145410	0023	6/19/03	135,000	7,208	N	N
8-3	256880	0250	4/15/04	1,020,000	42,696	N	N
8-3	256880	0252	4/15/04	1,812,000	85,583	Y	N
8-3	407780	0351	8/4/03	45,000	7,547	N	N
8-7	113300	0021	5/9/05	200,000	95,000	N	N
8-7	663230	0560	4/17/03	100,000	10,850	N	N
8-8	282604	9031	11/5/04	735,000	50,678	N	N
8-8	344800	1123	6/28/04	75,000	6,420	N	N
8-8	679810	0180	6/22/04	150,000	8,089	N	N
8-8	771510	0030	7/19/04	190,000	7,920	N	N
8-8	890100	0547	3/29/04	370,000	14,437	N	N
8-8	942340	0030	3/14/05	124,950	7,629	N	N
39-1	252603	9227	7/20/05	900,000	64,904	Y	N
39-1	361660	0002	1/27/04	300,000	14,205	N	N
39-1	361660	0003	4/14/04	350,000	16,972	Y	N
39-1	620260	0090	8/10/05	765,000	62,726	Y	N
39-6	046400	1035	7/28/05	220,000	7,650	N	N
39-6	057900	0360	6/24/04	250,000	2,900	Y	N
39-6	057900	1475	3/28/03	40,000	10,000	N	N
39-6	444130	0534	3/9/05	575,000	9,259	Y	N
39-6	799720	0040	1/7/05	200,000	5,000	Y	N
39-6	799720	0220	8/20/04	225,000	3,500	N	N
39-9	048600	0560	4/22/04	250,000	7,110	Y	N
39-14	242603	9261	4/22/04	200,000	6,930	Y	N
39-14	761120	0230	7/30/03	310,000	21,573	N	N
42-3	953010	1170	9/26/03	195,000	4,500	Y	N
42-8	181480	1465	3/3/04	240,000	3,720	N	N
42-8	336340	0732	2/28/03	183,000	3,000	N	N
42-8	379700	0370	1/5/05	232,500	3,000	N	N
42-8	643000	0585	7/13/04	235,000	3,060	N	N
42-8	946820	0025	8/30/04	257,500	4,200	Y	N
42-11	181980	0024	8/6/03	60,000	1,983	N	N
42-11	661000	0465	8/11/04	210,000	5,502	Y	N
43-5	125720	2930	6/17/05	284,450	5,008	N	N
43-5	922290	0011	4/19/04	150,000	4,243	N	N
43-5	955120	2945	4/20/04	450,000	5,364	N	N
43-9	062504	9015	5/4/04	7,051	1,782	N	N
43-9	288320	0083	8/18/05	180,000	2,231	Y	N
43-9	288320	0780	8/18/04	300,000	4,916	N	N
43-9	445980	0050	1/25/05	281,000	4,923	N	N

**Vacant Sales Used In This Physical Inspection Analysis**  
**Area 19**

<b>Area Sub</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
44-4	510140	2085	6/22/04	23,000	3,300	N	N
45-2	919120	1080	4/6/04	160,000	2,500	N	N
45-6	342604	9195	5/27/04	124,000	17,100	N	N
45-6	521020	0203	4/20/05	298,000	6,600	Y	N
45-6	565260	1158	7/31/03	60,000	8,100	N	N
45-6	639200	0200	5/26/05	170,000	3,000	N	N
45-6	797720	1240	7/10/03	217,500	4,080	N	N
46-2	393590	0088	9/22/03	122,500	7,227	N	N
82-2	045200	0300	10/16/03	299,000	5,000	N	N
82-2	045200	0310	2/28/03	285,000	5,000	N	N
82-2	276760	1005	4/29/04	290,000	10,000	N	N
82-2	276760	1665	10/30/03	201,000	5,000	N	N
82-2	276760	1955	3/17/03	270,000	5,000	N	N
82-2	276760	2170	4/22/04	230,000	4,750	N	N
82-2	276760	3214	1/21/03	100,000	2,350	N	N
82-2	276760	4505	2/3/04	245,000	4,500	N	N
82-2	276770	4580	8/27/03	200,000	5,000	N	N
82-2	276800	0080	6/28/04	205,000	5,000	N	N
82-2	276810	0180	10/13/04	345,000	4,995	N	N
82-2	276810	0515	5/12/05	380,000	5,000	N	N
82-2	276810	0520	5/6/05	380,000	5,000	N	N
82-2	276820	0095	3/15/04	260,000	5,012	N	N
82-2	276830	1180	1/3/03	250,000	5,000	N	N
82-2	276960	2162	2/7/05	145,000	2,500	N	N
82-11	046100	2175	3/9/05	400,000	7,500	N	N
82-11	046100	4040	8/24/05	570,000	8,030	N	N
82-11	200120	0110	7/26/04	315,000	4,000	N	N
82-11	287710	0665	6/25/03	278,000	5,000	Y	N
82-11	287710	1525	4/8/04	267,000	5,000	N	N
82-11	287710	4040	4/21/04	475,000	5,375	N	N
82-11	305270	0395	7/7/04	329,900	4,999	N	N
82-11	305270	0645	3/26/04	300,000	5,000	N	N
82-11	305270	0655	3/29/04	320,000	5,000	N	N
82-11	530910	0130	10/29/04	530,000	9,095	N	N
82-11	751900	2135	7/20/04	250,000	5,150	N	N
82-11	751900	2220	2/10/04	150,000	2,575	N	N
82-11	937630	1140	7/13/04	200,000	4,500	N	N
82-11	937630	1140	10/4/04	225,000	4,500	N	N
82-11	937630	2145	9/16/04	250,000	6,500	N	N

***Vacant Sales Removed From This Physical Inspection Analysis***  
***Area 19***

No vacant sales were removed.

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

All sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/1/2003 to 12/31/2005 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

A multiplicative regression model was developed for valuing the majority of parcels in area 19. Our team extensively verified every sale and confirmed the characteristic data at the time of sale. During this time we checked all the land characteristic data such as views and traffic in order to determine an accurate land value of each sale. The model was tested for accuracy on all possible types of property in the population. Supplemental models were developed and applied to properties where the main model was not deemed accurate. The valuation models were applied to the population shortly after each parcel had been inspected in the field. Based on the sales an overall assessment level of 99.5% was achieved. The prior assessment level was 92.2%. The uniformity of assessment also improved as the COV was reduced from 14.65% to 12.41% .

The regression model included the following variables: land value, year built or year renovated, grade, condition, first floor area, upper floor area, basement area, covered parking area, number of bathrooms, neighborhood code, one story homes without any basement area, lot size, and view amenity. It was applicable to houses with grades 5-9, all ages, and all conditions with the exception of “poor” or “fair”. It was not applicable to homes with grades less than 5 or greater than 9, multiple buildable sites, parcels with more than 1 house, or parcels with obsolescence. There was one neighborhood variable included in the regression model. A map showing the neighborhood locations is included at the end of this section.

**Neighborhood 1** is located in the eastern portion of sub area 1. It contains the neighborhood of West Ballard. Most parcels are zoned for one house per 5,000 square feet. The typical home was built before 1936. **Neighborhood 1** contains more homes built before 1910 compared to sub area 10. There are 443 parcels in **Neighborhood 1**.

**Neighborhood 2** contains the Sunset Hill area. The average sale price of this area exceeds all other neighborhoods in area 19. Many parcels have views of Puget Sound, Olympic Mountains, Bainbridge Island, or the ship canal. The typical lot size is greater than any other neighborhood. Approximately 39% of the homes were built between 1936 and 1949. Most parcels are zoned for one house per 7,200 square feet. There are 408 parcels in **Neighborhood 2**.

**Neighborhood 6** is located in the eastern portion of sub area 1. The majority of the parcels are zoned for higher density [LDT or L-1] compared to single family zoned areas. In this area there is a higher concentration of homes being torn down and multiple units being built. There are 202 parcels in **Neighborhood 6**.

**Neighborhoods 7, 11, and 16** comprise the majority of sub area 10. The designations were administratively set to create equal workloads for the appraisers. The neighborhoods of Loyal Heights and Crown Hill are located in this area. This is a homogenous area of homes built

primarily before 1950. Over half of the homes were built before 1936 and another 30% were built between 1936 and 1949. Most parcels are level, do not have a view, and the average lot size was 4,604 square feet. Most of the area is zoned SF 5000 [ 1 house per 5,000 square feet]. There are 3,734 parcels located in **Neighborhoods 7, 11, and 16**.

**Neighborhood 17** is a transition area between Loyal Heights/Crown Hill neighborhoods and the North Beach area. It is located in the northern section of sub area 10. This area has more parcels impacted by steep topography [ravines] compared to **Neighborhoods 7, 11, and 16**. The average lot size is 7,471 square feet. Most parcels are zoned for single family development at one house per 7,200 square feet. This area has more homes built in the 1950's compared to south of N.W. 85<sup>th</sup> Street. There are 333 parcels in **Neighborhood 1**.

The improved parcel total value models are included later in this report.

## **Improved Parcel Total Value Model Calibration**

### **Estimated Market Value Equation Multiple Regression Model for Area 19**

**R<sup>2</sup>=0.6975**

Intercept		4.0233580000
+ LN(Baseland/1000)	*	0.2629059000
+ If Grade is '5' the LN(10)	*	-0.0691611200
+ If Grade is '6' the LN(10)	*	-0.0236062400
+ If Grade is '8' the LN(10)	*	0.0433086900
+ If Grade is '9' the LN(10)	*	0.1143792000
+ If Condition is 'Good' the LN(10)	*	0.0478342100
+ If Condition is 'Very Good' the LN(10)	*	0.0661258800
+ LN(2007-Max(YrBuilt,YrRenovate))	*	-0.0401675700
+ LN(1st Floor/100)	*	0.1890437000
+ LN(((2nd Floor+1/2 Floor+3rd Floor)/100)+1)	*	0.0602440600
+ LN(((Total Basement+(Finished Basement Grade>4)*(Finished Basement)-BasementGarage)/100)+1)	*	0.0259365900
+ LN(Number of Bathrooms+1)	*	0.0840547200
+ LN(((Attached Garage+Detached Garage+ Basement Garage)/10)+1)	*	0.0081048720
+ If One Story without a Basement then LN(10)	*	-0.0239213800
+ If Lot Size<2,200 the LN(10)	*	0.0437147500
+ If in Neighborhood 2 and Lot Size>5,999 then LN(10)	*	0.0269594000
+ If in Neighborhood 2 and has a view of Puget Sound, ship canal, Olympics, or territory then LN(10)	*	0.0293190000
	=	Total

Then EXP(Total)\*1000 = EMV

Then truncate EMV to the lower thousand.

EMV	=	Total Value
LAND VALUE	=	BaseLandValue
IMPROVEMENT VALUE	=	EMV - BaseLandValue

EMV values were not generated for:

- Buildings with grades less than 5 and greater than 9
- Poor or fair condition
- Parcels with more than 1 building
- If total EMV is less than base land value
- Buildings with % obsolescence greater than 0
- Buildings with % net condition greater than 0
- Neighborhood coding '0'
- Lot size less than 100 square feet

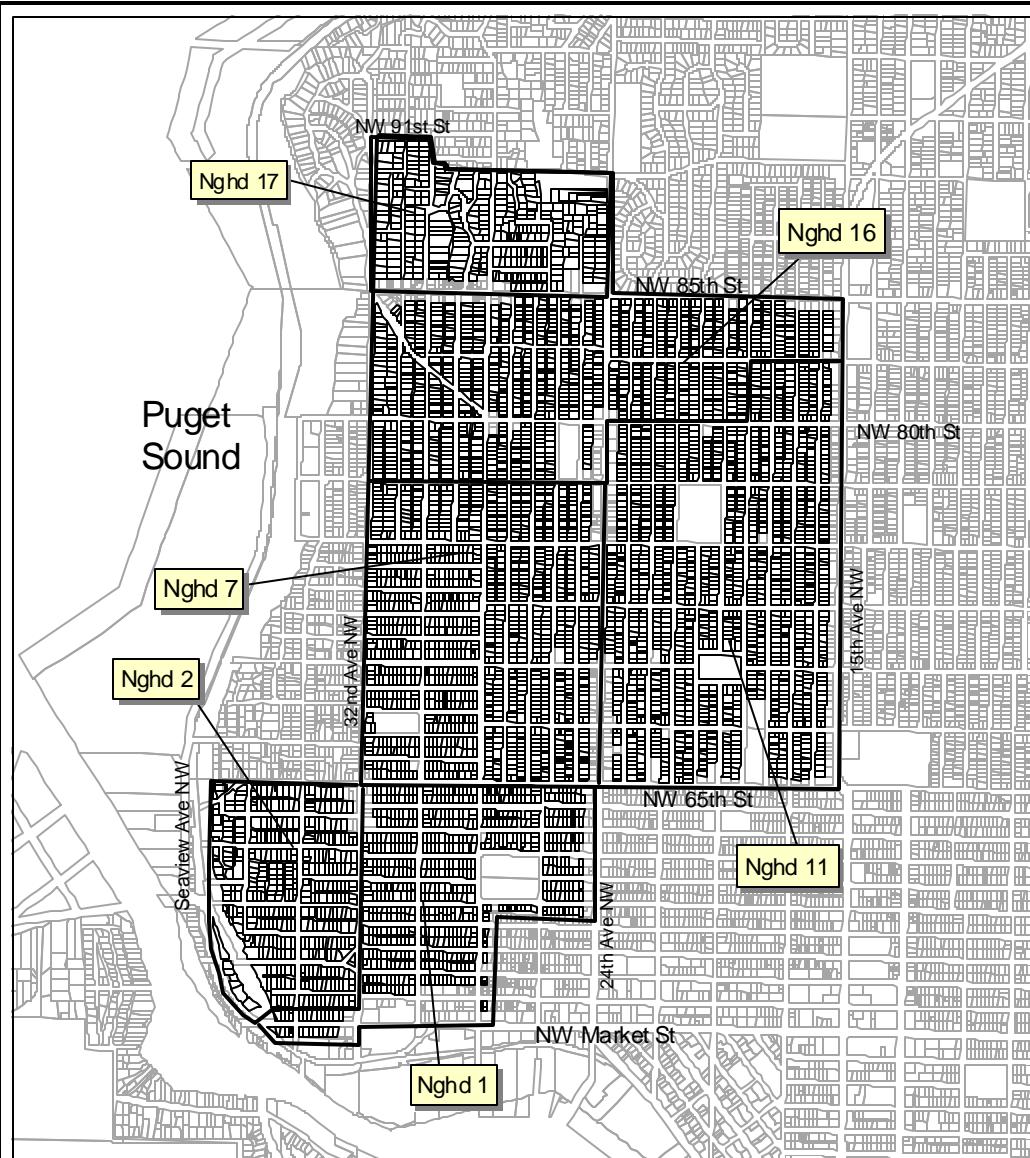
### **Supplemental Valuation Models**

If year built/renovate 1960-1979 and 1 living unit then EMV x 0.95 .

If located in neighborhood 1, one story, and year built/renovate<1936 then EMV x 0.98 .

If in fair condition then we used the EMV in average condition and deducted 8% .

If located in neighborhood 2 with a Puget Sound or ship canal view greater than fair then  
EMV x 1.10 .



## Neighborhood Map

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June 26, 2006

0.08 0 0.08 0.16 0.24 0.32 Miles



Department of Assessments

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
1	276760	1461	6/04	230,000	430	0	5	0	4	2,430	Y	N	2421 NW 64TH ST	
1	047700	0015	8/04	215,000	720	0	5	0	4	3,417	Y	N	2611 NW 60TH ST	
1	309650	0035	11/05	400,000	790	0	6	0	4	5,500	Y	N	3225 NW 61ST ST	
1	309650	0035	7/04	300,000	790	0	6	0	4	5,500	Y	N	3225 NW 61ST ST	
1	424290	0035	2/05	265,000	790	0	6	0	4	2,348	Y	N	2717 NW 65TH ST	
1	424290	0035	12/03	245,500	790	0	6	0	4	2,348	Y	N	2717 NW 65TH ST	
1	424290	0035	3/03	245,000	790	0	6	0	4	2,348	Y	N	2717 NW 65TH ST	
1	276760	3885	3/04	385,000	840	840	6	0	5	2,500	Y	N	2431 NW 60TH ST	
1	755080	0810	12/03	305,500	990	0	6	0	4	5,000	Y	N	3006 NW 63RD ST	
1	755080	0915	7/04	285,000	1,000	0	6	0	3	4,000	Y	N	3007 NW 63RD ST	
1	424290	0025	3/05	352,500	1,060	0	6	0	4	4,510	Y	N	2751 NW 65TH ST	
1	276760	3886	3/03	264,950	1,230	0	6	0	4	2,500	Y	N	2433 NW 60TH ST	
1	276760	2745	4/05	400,000	1,560	0	6	0	4	5,000	Y	N	2446 NW 61ST ST	
1	424290	0050	2/03	354,000	1,630	0	6	0	5	4,480	Y	N	2701 NW 65TH ST	
1	755080	1207	3/05	355,000	680	680	7	0	4	1,860	Y	N	6011 30TH AV NW	
1	755080	0425	10/05	393,000	760	200	7	0	4	5,000	Y	N	2833 NW 64TH ST	
1	117500	0350	10/03	300,000	790	340	7	0	3	4,850	Y	N	3014 NW 57TH ST	
1	424290	0121	5/03	279,950	800	470	7	0	3	2,216	Y	N	2642 NW 64TH ST	
1	047600	0010	7/04	307,750	810	0	7	0	4	3,500	Y	N	5900 28TH AV NW	
1	117600	0853	1/04	359,000	840	500	7	0	5	5,400	Y	N	3208 NW 56TH ST	
1	117600	1263	8/03	246,500	840	0	7	0	3	2,975	Y	N	5707 32ND AV NW	
1	117500	1150	8/04	415,000	860	200	7	0	5	4,850	Y	N	2812 NW 58TH ST	
1	117700	0085	11/03	320,000	880	0	7	0	4	3,015	N	N	5801 32ND AV NW	
1	117500	0180	5/03	286,500	890	310	7	0	4	4,850	Y	N	3049 NW 59TH ST	
1	755080	1050	4/03	338,600	930	0	7	0	4	5,000	Y	N	3033 NW 62ND ST	
1	690820	0321	8/03	367,500	950	320	7	0	4	3,600	N	N	6406 36TH AV NW	
1	117500	0750	6/05	300,000	950	0	7	0	3	4,850	N	N	3028 NW 56TH ST	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	309600	0045	11/03	356,000	960	670	7	0	5	6,150	Y	N	3238 NW 61ST ST
1	276760	1520	1/03	267,500	970	340	7	0	4	5,000	Y	N	2436 NW 63RD ST
1	276760	2655	4/03	346,775	990	970	7	0	3	5,000	Y	N	2441 NW 62ND ST
1	309650	0020	8/04	399,900	1,000	360	7	0	4	5,500	Y	N	3215 NW 61ST ST
1	102503	9096	9/04	342,000	1,020	0	7	0	5	1,676	N	N	3255 NW 61ST ST
1	117700	0070	7/04	385,000	1,030	200	7	0	4	6,000	Y	N	3219 NW 59TH ST
1	424290	0245	6/05	445,000	1,030	860	7	0	4	4,700	Y	N	2626 NW 63RD ST
1	424290	0245	8/03	342,000	1,030	860	7	0	4	4,700	Y	N	2626 NW 63RD ST
1	117500	0061	4/04	390,000	1,040	0	7	0	4	3,764	Y	N	3024 NW 59TH ST
1	117600	0205	12/05	440,000	1,040	0	7	0	3	6,000	Y	N	3440 NW 59TH ST
1	117600	0205	9/04	370,000	1,040	0	7	0	3	6,000	Y	N	3440 NW 59TH ST
1	117600	0475	11/04	415,000	1,080	340	7	0	3	6,400	Y	N	3422 NW 57TH ST
1	755080	0825	5/04	355,000	1,100	220	7	0	3	5,000	Y	N	3022 NW 63RD ST
1	117500	0285	12/05	405,000	1,120	660	7	0	4	6,596	Y	N	3055 NW 58TH ST
1	755080	0520	11/04	342,990	1,130	300	7	0	3	4,648	Y	N	2855 NW 65TH ST
1	755080	1215	4/05	428,000	1,140	350	7	0	4	5,000	Y	N	6003 30TH AV NW
1	755080	0095	10/04	315,000	1,150	0	7	0	4	5,000	Y	N	2822 NW 60TH ST
1	117500	0200	11/03	364,000	1,160	0	7	0	4	4,850	Y	N	3031 NW 59TH ST
1	117600	0690	10/03	422,500	1,160	280	7	0	4	6,000	Y	N	3423 NW 57TH ST
1	117500	0740	7/05	486,000	1,170	360	7	0	4	4,850	Y	N	3018 NW 56TH ST
1	117500	0690	8/05	451,000	1,220	340	7	0	4	4,850	N	N	3031 NW 57TH ST
1	117500	0130	10/05	449,950	1,260	700	7	0	4	3,741	N	N	2844 NW 59TH ST
1	755080	0705	8/05	471,250	1,280	170	7	0	4	5,000	Y	N	3038 NW 64TH ST
1	117600	0995	11/05	450,000	1,290	250	7	0	4	6,850	Y	N	3218 NW MARKET ST
1	755080	0820	8/03	329,950	1,290	0	7	0	4	5,000	Y	N	3016 NW 63RD ST
1	047700	0040	4/05	430,500	1,300	150	7	0	4	3,795	Y	N	2641 NW 60TH ST
1	424290	0020	4/04	273,500	1,300	0	7	0	3	2,260	Y	N	2755 NW 65TH ST
1	424290	0021	8/05	362,000	1,300	0	7	0	3	2,261	Y	N	2757 NW 65TH ST
1	117500	0275	7/03	360,000	1,310	0	7	0	4	4,850	Y	N	3048 NW 58TH ST
1	755080	0320	11/04	373,500	1,330	680	7	0	5	5,000	Y	N	2800 NW 62ND ST
1	102503	9074	3/04	379,000	1,330	0	7	0	4	2,849	Y	N	6017 34TH AV NW
1	424290	0015	5/03	280,000	1,360	0	7	0	4	4,524	Y	N	2759 NW 65TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	424290	0170	12/05	370,000	1,370	0	7	0	3	2,350	Y	N	2649 NW 64TH ST
1	424290	0170	12/03	318,000	1,370	0	7	0	3	2,350	Y	N	2649 NW 64TH ST
1	755080	0625	12/05	370,000	1,370	0	7	0	4	4,850	Y	N	3043 NW 65TH ST
1	117600	0185	4/03	300,000	1,410	0	7	0	5	6,000	Y	N	3422 NW 59TH ST
1	117500	0730	12/03	507,000	1,470	0	7	0	4	4,850	Y	N	3010 NW 56TH ST
1	755130	0020	6/05	362,500	1,470	1,150	7	0	4	3,699	Y	N	2809 NW 65TH ST
1	424290	0045	4/05	430,000	1,510	0	7	0	4	4,486	Y	N	2707 NW 65TH ST
1	117600	1106	4/05	390,000	1,530	720	7	0	2	4,000	Y	N	3400 NW MARKET ST
1	424290	0255	11/05	445,000	1,540	1,000	7	0	3	4,700	Y	N	2636 NW 63RD ST
1	117500	1160	2/03	380,000	1,590	500	7	0	4	4,850	Y	N	2824 NW 58TH ST
1	047700	0023	12/03	302,800	1,600	150	7	0	3	2,469	Y	N	2633 NW 60TH ST
1	690820	0395	5/04	495,000	1,740	0	7	0	5	5,400	N	N	3426 NW 62ND ST
1	424290	0070	6/03	411,500	1,790	1,050	7	0	3	4,196	Y	N	6401 26TH AV NW
1	117500	0210	10/05	521,000	1,900	200	7	0	4	4,850	Y	N	3027 NW 59TH ST
1	117500	0210	7/03	368,000	1,900	200	7	0	4	4,850	Y	N	3027 NW 59TH ST
1	309650	0075	9/03	440,000	2,000	1,000	7	0	5	5,531	Y	N	3218 NW 60TH ST
1	424290	0370	3/03	385,000	2,120	0	7	0	3	4,342	Y	N	2603 NW 63RD ST
1	424290	0366	3/04	420,000	2,340	0	7	0	3	5,553	Y	N	2610 NW 62ND ST
1	276760	0105	6/04	455,000	3,100	0	7	0	3	5,000	Y	N	2444 NW 64TH ST
1	117600	0700	12/05	540,000	1,040	720	8	0	5	6,000	Y	N	3413 NW 57TH ST
1	690820	0550	3/05	673,000	1,110	700	8	0	3	6,215	N	N	3616 NW 64TH ST
1	117700	0023	11/05	515,000	1,160	500	8	0	4	5,440	N	N	3240 NW 57TH ST
1	755080	0100	12/05	475,000	1,210	710	8	0	3	5,000	Y	N	2824 NW 60TH ST
1	102503	9121	2/05	430,500	1,230	300	8	0	3	3,760	Y	N	6040 35TH AV NW
1	102503	9121	7/03	365,000	1,230	300	8	0	3	3,760	Y	N	6040 35TH AV NW
1	690820	0147	12/04	609,500	1,240	0	8	0	4	5,400	N	N	6210 34TH AV NW
1	755130	0041	1/04	399,000	1,240	680	8	0	5	5,000	Y	N	2816 NW 64TH ST
1	755080	1140	11/03	414,000	1,280	380	8	0	5	4,850	Y	N	6012 32ND AV NW
1	755080	0835	5/03	379,950	1,340	500	8	0	3	5,000	Y	N	3030 NW 63RD ST
1	424290	0036	1/05	389,400	1,390	0	8	0	3	2,176	Y	N	2719 NW 65TH ST
1	690820	0616	7/05	760,000	1,410	880	8	0	4	4,092	N	N	3631 NW 64TH ST
1	117600	1065	8/05	619,000	1,420	940	8	0	5	6,400	N	N	3427 NW 56TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	755080	1130	6/04	434,000	1,420	750	8	0	5	5,000	Y	N	3046 NW 61ST ST
1	117500	0005	5/03	407,000	1,450	640	8	0	4	5,644	Y	N	5902 32ND AV NW
1	755080	0770	3/04	359,000	1,460	500	8	0	3	5,000	Y	N	3031 NW 64TH ST
1	755080	0260	6/05	490,000	1,470	0	8	0	4	5,000	Y	N	2857 NW 63RD ST
1	117600	0966	9/05	480,000	1,480	0	8	0	5	4,486	Y	N	5521 32ND AV NW
1	755080	1000	9/04	443,950	1,490	0	8	0	5	3,250	Y	N	6202 32ND AV NW
1	690820	0365	10/04	450,000	1,500	0	8	0	4	8,100	N	N	3407 NW 64TH ST
1	867340	0193	11/04	363,231	1,500	0	8	0	3	1,527	Y	N	5514 28TH AV NW
1	117600	0835	7/03	497,500	1,520	600	8	0	3	5,846	N	N	3215 NW 57TH ST
1	102503	9117	8/05	560,000	1,530	170	8	0	5	3,760	Y	N	6022 35TH AV NW
1	102503	9117	7/03	430,000	1,530	170	8	0	5	3,760	Y	N	6022 35TH AV NW
1	102503	9177	10/05	617,000	1,530	460	8	0	3	5,100	N	N	6002 34TH AV NW
1	690820	0515	6/05	715,000	1,540	910	8	0	3	5,985	N	N	6203 36TH AV NW
1	690820	0246	7/03	489,900	1,560	0	8	0	4	4,500	N	N	6416 36TH AV NW
1	867340	0190	11/04	366,842	1,630	0	8	0	3	1,587	Y	N	5518 28TH AV NW
1	117600	1196	6/03	437,500	1,630	570	8	0	3	3,012	N	N	5421 34TH AV NW
1	867340	0191	11/04	354,950	1,630	0	8	0	3	1,574	Y	N	5516 28TH AV NW
1	117500	0655	6/05	449,900	1,640	0	8	0	5	4,268	N	N	3055 NW 57TH ST
1	117600	0480	12/05	675,000	1,650	750	8	0	5	6,400	N	N	3426 NW 57TH ST
1	867340	0192	11/04	355,403	1,650	0	8	0	3	1,533	N	N	5512 28TH AV NW
1	755080	0470	9/03	469,000	1,690	0	8	0	5	5,000	Y	N	2814 NW 63RD ST
1	117600	0125	6/05	635,000	1,690	220	8	0	5	6,000	Y	N	3515 NW 60TH ST
1	237170	0050	1/03	449,000	1,690	450	8	0	5	4,800	Y	N	6026 35TH PL NW
1	117500	0265	3/04	473,950	1,700	0	8	0	5	4,850	Y	N	3040 NW 58TH ST
1	755080	0165	8/04	434,500	1,710	0	8	0	5	5,000	Y	N	2835 NW 62ND ST
1	102503	9012	6/04	580,000	1,740	800	8	0	5	5,826	Y	N	6110 36TH AV NW
1	690820	0456	5/03	447,500	1,760	40	8	0	4	5,265	Y	N	3403 NW 62ND ST
1	237170	0070	11/05	610,000	1,900	540	8	0	4	4,800	N	N	3512 NW 60TH ST
1	276760	1570	8/03	373,500	1,930	0	8	0	3	2,499	Y	N	2421 NW 63RD ST
1	102503	9180	10/04	573,000	1,990	660	8	0	4	5,200	Y	N	6031 35TH PL NW
1	237170	0055	7/05	575,000	2,020	300	8	0	3	4,800	N	N	6020 35TH PL NW
1	117600	0040	3/03	628,000	2,080	140	8	0	3	6,000	N	N	3607 NW 60TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	690820	0090	7/05	672,000	2,210	0	8	0	4	8,100	Y	N	3215 NW 64TH ST
1	755080	0010	4/03	550,000	2,340	0	8	0	5	5,000	Y	N	2851 NW 61ST ST
1	690820	0650	3/05	699,000	1,410	920	9	0	3	1,987	N	N	6121 37TH AV NW
1	690820	0652	2/05	699,000	1,440	940	9	0	3	2,052	N	N	6121 37TH AV NW
1	117500	1095	9/04	562,500	1,690	0	9	0	5	4,850	Y	N	2835 NW 59TH ST
1	755080	0670	11/04	585,000	1,880	0	9	0	3	5,000	Y	N	3000 NW 64TH ST
1	117500	0295	6/04	575,000	1,980	0	9	0	5	4,850	Y	N	3045 NW 58TH ST
1	755080	0955	4/03	558,000	2,000	300	9	0	5	4,500	Y	N	3016 NW 62ND ST
1	117700	0010	2/03	590,000	2,330	440	9	0	3	6,400	Y	N	3253 NW 59TH ST
1	755080	0365	11/04	665,000	2,760	0	9	0	3	5,000	N	N	2846 NW 62ND ST
1	117600	0435	8/04	785,000	2,400	140	10	0	3	6,400	N	N	3417 NW 59TH ST
1	102503	9100	11/04	824,750	2,670	760	10	0	3	5,189	Y	N	3528 NW 60TH ST
1	309650	0070	1/04	725,000	2,810	0	10	0	3	5,531	Y	N	3214 NW 60TH ST
1	690820	0540	10/05	1,220,000	2,590	0	11	0	3	10,000	Y	N	6414 37TH AV NW
10	285610	1479	11/05	223,500	370	0	5	0	5	1,801	Y	N	2508 NW 67TH ST
10	285610	1479	10/04	185,000	370	0	5	0	5	1,801	Y	N	2508 NW 67TH ST
10	285610	0180	7/04	235,000	610	0	5	0	4	2,550	Y	N	6528 25TH AV NW
10	285610	0185	8/03	222,000	680	0	5	0	4	2,550	Y	N	6526 25TH AV NW
10	751850	3880	3/05	267,500	740	0	5	0	3	5,100	Y	N	6559 19TH AV NW
10	444380	0950	3/04	287,000	820	0	5	0	5	3,880	Y	N	8002 27TH AV NW
10	916510	0055	11/05	325,000	820	0	5	0	4	4,360	Y	N	7340 27TH AV NW
10	916510	0055	8/04	300,000	820	0	5	0	4	4,360	Y	N	7340 27TH AV NW
10	444380	1110	11/03	250,000	850	0	5	0	4	3,880	Y	N	7710 27TH AV NW
10	285610	0190	4/03	250,000	930	0	5	0	4	4,080	Y	N	6522 25TH AV NW
10	285610	0591	12/05	275,000	1,090	0	5	0	4	3,825	Y	N	6547 26TH AV NW
10	285610	0615	12/04	229,950	500	0	6	0	4	2,550	Y	N	6531 26TH AV NW
10	226700	0365	12/03	235,000	580	300	6	0	3	6,250	Y	N	8818 30TH AV NW
10	123200	1870	9/04	229,500	640	0	6	0	3	3,840	Y	N	7552 20TH AV NW
10	444280	0020	5/03	270,000	650	0	6	0	3	5,000	Y	N	8349 28TH AV NW
10	444380	1075	4/03	270,000	680	300	6	0	4	3,880	Y	N	8013 26TH AV NW
10	444980	0315	5/04	301,000	690	570	6	0	3	3,960	Y	N	8330 27TH AV NW
10	602150	3535	4/03	299,950	690	690	6	0	4	4,000	Y	N	7538 25TH AV NW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	123200	1840	6/05	306,000	700	0	6	0	3	3,840	Y	N	7541 18TH AV NW
10	287210	1065	6/03	260,000	710	620	6	0	4	5,000	Y	N	3038 NW 72ND ST
10	751850	7410	2/04	226,000	710	0	6	0	3	2,100	Y	N	2315 NW 67TH ST
10	022503	9125	6/03	260,000	720	0	6	0	3	4,000	Y	N	2816 NW 75TH ST
10	054600	0380	12/03	314,500	730	0	6	0	4	4,005	Y	N	8351 18TH AV NW
10	444380	1695	10/03	290,000	730	590	6	0	3	3,880	Y	N	8021 25TH AV NW
10	751850	7647	9/04	351,600	730	600	6	0	4	3,075	Y	N	2311 NW 70TH ST
10	285610	1415	11/04	289,000	740	0	6	0	5	3,900	Y	N	2416 NW 67TH ST
10	444380	0980	3/04	321,000	740	0	6	0	4	3,880	Y	N	8024 27TH AV NW
10	285610	2270	5/04	295,000	760	200	6	0	4	5,100	Y	N	6733 EARL AV NW
10	444280	0045	4/04	300,000	760	110	6	0	4	5,000	Y	N	8331 28TH AV NW
10	751850	3795	7/03	246,000	760	0	6	0	4	4,284	Y	N	6542 20TH AV NW
10	751850	3805	5/04	263,000	760	0	6	0	3	4,284	Y	N	6546 20TH AV NW
10	916510	0130	11/05	350,000	760	420	6	0	4	4,080	Y	N	7341 27TH AV NW
10	285610	2260	4/03	270,000	770	180	6	0	4	5,100	Y	N	6741 EARL AV NW
10	444980	0415	12/05	353,000	780	0	6	0	3	3,960	Y	N	8341 26TH AV NW
10	444380	0730	9/03	249,000	790	0	6	0	3	2,948	Y	N	2703 NW 80TH ST
10	123200	1855	11/04	327,000	800	360	6	0	4	3,840	Y	N	7555 18TH AV NW
10	369390	1960	4/03	369,950	810	450	6	0	4	5,000	Y	N	3027 NW 66TH ST
10	444380	1250	6/03	262,000	830	0	6	0	3	3,880	Y	N	7711 26TH AV NW
10	751850	8235	2/04	265,000	830	230	6	0	4	3,825	Y	N	7346 24TH AV NW
10	285610	0240	8/05	295,000	840	0	6	0	5	2,550	Y	N	6525 25TH AV NW
10	444980	0045	4/04	275,000	860	0	6	0	5	5,932	Y	N	8318 28TH AV NW
10	444380	1160	10/03	290,000	860	0	6	0	3	3,880	Y	N	7742 27TH AV NW
10	751850	5330	8/03	327,500	860	710	6	0	4	4,080	Y	N	6509 21ST AV NW
10	751850	3380	4/05	268,000	870	60	6	0	4	3,570	Y	N	6730 19TH AV NW
10	022503	9136	4/04	331,000	880	0	6	0	4	5,757	Y	N	7556 29TH AV NW
10	444380	1240	4/03	260,500	880	310	6	0	3	3,880	Y	N	7719 26TH AV NW
10	813270	0095	4/03	290,000	890	280	6	0	3	5,022	Y	N	8050 29TH AV NW
10	751850	4640	9/03	305,000	900	130	6	0	4	5,100	Y	N	7315 20TH AV NW
10	369390	1510	9/05	400,000	910	400	6	0	4	5,000	Y	N	2838 NW 66TH ST
10	285610	0365	8/05	349,950	920	0	6	0	3	3,060	Y	N	6533 25TH AV NW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	285610	1900	6/04	329,950	940	220	6	0	3	3,060	Y	N	6708 27TH AV NW
10	226700	0525	3/05	355,000	940	0	6	0	3	6,220	Y	N	8515 29TH AV NW
10	444980	0204	10/05	370,200	940	0	6	0	4	5,940	Y	N	8310 EARL AV NW
10	751850	2960	6/05	352,500	980	0	6	0	4	5,100	Y	N	7335 18TH AV NW
10	369390	0455	7/05	450,000	1,020	0	6	0	5	5,000	Y	N	2832 NW 69TH ST
10	444380	0105	3/04	300,000	1,050	0	6	0	3	3,880	Y	N	8041 EARL AV NW
10	285610	2041	9/05	375,000	1,050	0	6	0	4	3,550	Y	N	6758 EARL AV NW
10	287210	0385	4/05	347,000	1,080	0	6	0	5	5,000	Y	N	2822 NW 74TH ST
10	444280	0140	7/05	318,000	1,080	0	6	0	3	5,000	Y	N	8346 29TH AV NW
10	369390	2120	9/03	320,000	1,090	400	6	0	3	5,000	Y	N	2849 NW 66TH ST
10	751850	8931	8/04	319,000	1,100	0	6	0	4	5,100	Y	N	6513 JONES AV NW
10	287210	2361	11/04	355,000	1,160	0	6	0	5	5,000	Y	N	7013 28TH AV NW
10	369390	0135	12/03	350,000	1,210	0	6	0	5	5,000	Y	N	3023 NW 70TH ST
10	369390	0535	7/03	349,000	1,220	0	6	0	4	5,000	Y	N	2818 NW 69TH ST
10	444380	0900	10/03	340,000	1,220	0	6	0	4	3,880	Y	N	8039 27TH AV NW
10	751850	3385	9/05	360,000	1,220	0	6	0	3	4,080	Y	N	6732 19TH AV NW
10	751850	3945	4/05	374,000	1,250	0	6	0	3	5,100	Y	N	6727 19TH AV NW
10	751850	6895	5/04	367,500	1,300	0	6	0	4	5,100	Y	N	2200 NW 67TH ST
10	285610	1390	8/05	389,500	1,350	0	6	0	4	5,100	Y	N	6716 25TH AV NW
10	022503	9054	5/04	346,000	1,490	0	6	0	3	5,546	Y	N	8064 26TH AV NW
10	751850	4825	8/05	383,000	1,520	0	6	0	5	5,100	Y	N	7029 20TH AV NW
10	916510	0125	4/04	365,000	1,710	450	6	0	4	4,080	Y	N	7337 27TH AV NW
10	444380	0890	9/05	336,000	670	240	7	0	4	3,880	Y	N	8045 27TH AV NW
10	444980	0265	12/05	390,000	680	0	7	0	3	3,960	Y	N	8333 27TH AV NW
10	751850	3055	10/05	379,000	700	0	7	0	4	5,100	Y	N	7319 18TH AV NW
10	751850	3055	9/03	320,000	700	0	7	0	4	5,100	Y	N	7319 18TH AV NW
10	444380	0535	5/04	337,000	710	670	7	0	4	3,880	Y	N	7532 EARL AV NW
10	356680	0385	3/03	275,000	720	0	7	0	3	5,880	Y	N	2620 NW 86TH ST
10	444730	0075	10/05	440,950	720	600	7	0	5	6,000	Y	N	8370 31ST AV NW
10	287210	1210	7/05	400,000	750	400	7	0	3	5,000	Y	N	2851 NW 73RD ST
10	369390	1710	8/04	352,100	750	390	7	0	3	2,500	Y	N	3026 NW 66TH ST
10	444380	0715	8/03	310,000	750	0	7	0	3	3,880	Y	N	7748 EARL AV NW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	287210	0345	6/05	330,000	760	120	7	0	3	5,000	Y	N	2832 NW 74TH ST
10	287210	1471	11/05	379,000	760	0	7	0	3	4,950	Y	N	7107 28TH AV NW
10	369390	0735	7/03	320,000	770	0	7	0	3	5,000	Y	N	2832 NW 68TH ST
10	444380	0305	11/05	430,000	770	770	7	0	4	3,880	Y	N	7721 EARL AV NW
10	751850	7065	10/04	295,000	770	0	7	0	3	2,782	Y	N	2213 NW 67TH ST
10	226700	0700	4/05	392,000	780	0	7	0	3	3,670	Y	N	8606 29TH AV NW
10	287210	1350	12/04	395,000	790	0	7	0	3	5,000	Y	N	2819 NW 73RD ST
10	372780	0070	9/03	322,500	790	580	7	0	4	5,025	Y	N	2914 NW 75TH ST
10	751850	6145	11/04	337,000	790	0	7	0	4	5,100	Y	N	7326 22ND AV NW
10	054600	0045	5/05	325,000	800	0	7	0	3	4,046	Y	N	8326 20TH AV NW
10	054600	0045	10/03	240,000	800	0	7	0	3	4,046	Y	N	8326 20TH AV NW
10	123200	1747	9/04	325,000	800	270	7	0	4	5,760	Y	N	7522 19TH AV NW
10	285610	0125	9/05	374,950	800	0	7	0	3	5,100	Y	N	6554 25TH AV NW
10	287210	1285	9/04	325,000	800	190	7	0	4	3,300	Y	N	2835 NW 73RD ST
10	372780	0050	4/05	440,000	800	800	7	0	5	6,279	Y	N	7515 29TH AV NW
10	226700	0711	10/05	402,000	810	380	7	0	5	4,500	Y	N	8604 29TH AV NW
10	372780	0020	2/05	365,000	810	0	7	0	3	6,276	Y	N	7545 29TH AV NW
10	372780	0130	8/03	342,000	810	610	7	0	4	5,095	Y	N	2915 NW 77TH ST
10	751850	8360	6/04	275,000	810	270	7	0	3	2,550	Y	N	7311 JONES AV NW
10	916510	0360	5/03	304,000	810	570	7	0	4	4,040	Y	N	7328 28TH AV NW
10	054600	0515	12/03	300,000	820	0	7	0	4	4,005	Y	N	8317 17TH AV NW
10	372780	0105	8/05	419,950	820	120	7	0	4	6,250	Y	N	7534 30TH AV NW
10	372780	0105	2/03	325,000	820	120	7	0	4	6,250	Y	N	7534 30TH AV NW
10	444380	0740	8/03	319,950	820	130	7	0	3	3,880	Y	N	7753 27TH AV NW
10	602150	3855	2/04	327,500	820	0	7	0	3	4,000	Y	N	7530 JONES AV NW
10	751850	6115	3/03	257,500	820	400	7	0	4	5,100	Y	N	7312 22ND AV NW
10	751850	7645	5/04	392,001	820	720	7	0	4	3,375	Y	N	2315 NW 70TH ST
10	123200	0225	5/04	370,000	830	250	7	0	4	4,800	Y	N	7747 19TH AV NW
10	285610	2105	5/04	309,000	830	440	7	0	4	3,825	Y	N	6724 EARL AV NW
10	751850	4291	4/03	376,500	830	690	7	0	4	3,360	Y	N	1912 NW 73RD ST
10	758870	0206	3/05	405,000	830	200	7	0	4	4,468	Y	N	8310 17TH AV NW
10	758870	0213	7/05	399,950	830	220	7	0	4	4,532	Y	N	8319 16TH AV NW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
10	123200	0117	1/04	221,500	840	0	7	0	3	3,000	Y	N	1912 NW 77TH ST	
10	123200	1620	4/04	335,000	840	500	7	0	3	4,452	Y	N	7501 17TH AV NW	
10	226700	0712	10/04	339,000	840	210	7	0	3	4,020	Y	N	8602 29TH AV NW	
10	444380	0475	5/03	326,000	840	220	7	0	4	3,880	Y	N	7513 EARL AV NW	
10	602150	3950	6/04	298,000	840	0	7	0	3	4,000	Y	N	7515 22ND AV NW	
10	602150	4005	9/03	305,000	840	400	7	0	4	4,000	Y	N	7506 23RD AV NW	
10	751850	6350	8/03	280,000	840	240	7	0	3	4,250	Y	N	7333 22ND AV NW	
10	444380	1345	3/05	300,000	850	270	7	0	2	4,268	Y	N	7559 26TH AV NW	
10	602150	3615	10/04	314,950	850	0	7	0	3	4,000	Y	N	7523 JONES AV NW	
10	602150	2820	4/03	332,000	860	0	7	0	3	4,100	Y	N	7710 23RD AV NW	
10	602150	3640	6/05	345,000	860	400	7	0	3	4,200	Y	N	7503 JONES AV NW	
10	751850	3140	10/04	400,000	860	790	7	0	5	5,100	Y	N	7034 19TH AV NW	
10	751850	3340	8/03	375,000	860	700	7	0	4	3,825	Y	N	7012 19TH AV NW	
10	751850	4130	5/05	409,500	860	450	7	0	4	3,876	Y	N	7028 20TH AV NW	
10	022503	9142	10/05	350,000	870	180	7	0	3	5,625	Y	N	7339 24TH AV NW	
10	758870	0082	3/03	285,000	870	0	7	0	3	4,500	Y	N	8035 16TH AV NW	
10	758870	0133	3/03	235,000	870	0	7	0	3	4,252	Y	N	8056 16TH AV NW	
10	751850	3095	4/05	431,200	880	500	7	0	5	4,080	Y	N	7310 19TH AV NW	
10	758870	0085	10/03	275,800	880	0	7	0	3	4,500	Y	N	8039 16TH AV NW	
10	602150	2295	9/05	375,000	880	0	7	0	4	4,141	Y	N	7747 20TH AV NW	
10	602150	2350	7/04	355,000	880	120	7	0	3	4,141	Y	N	7701 20TH AV NW	
10	602150	2365	5/03	325,000	880	0	7	0	4	4,100	Y	N	7708 21ST AV NW	
10	602150	2380	8/03	310,000	880	600	7	0	3	4,100	Y	N	7720 21ST AV NW	
10	602150	2385	8/05	439,950	880	600	7	0	4	4,100	Y	N	7724 21ST AV NW	
10	602150	3870	12/03	314,500	880	400	7	0	3	4,000	Y	N	7542 JONES AV NW	
10	751850	5420	9/05	272,500	880	0	7	0	3	5,100	Y	N	6526 22ND AV NW	
10	758870	0242	12/05	395,000	880	0	7	0	4	4,479	Y	N	8326 17TH AV NW	
10	758870	0283	2/05	325,000	880	0	7	0	3	4,488	Y	N	8337 16TH AV NW	
10	054600	0605	6/03	385,000	890	300	7	0	4	4,005	Y	N	8030 18TH AV NW	
10	372780	0160	9/03	335,000	890	0	7	0	4	5,565	Y	N	7533 30TH AV NW	
10	444380	1545	6/04	350,000	890	130	7	0	3	3,880	Y	N	7521 25TH AV NW	
10	444980	0055	7/03	305,000	890	660	7	0	3	5,932	Y	N	8310 28TH AV NW	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	4280	1/03	339,000	890	600	7	0	3	5,100	Y	N	7327 19TH AV NW
10	805110	0005	9/04	329,950	890	210	7	0	3	4,928	Y	N	7716 31ST AV NW
10	444380	0990	7/04	325,000	900	140	7	0	3	3,880	Y	N	8032 27TH AV NW
10	054600	1030	3/03	292,000	900	0	7	0	3	4,339	Y	N	8031 19TH AV NW
10	444380	0525	1/03	275,000	900	320	7	0	3	3,880	Y	N	7524 EARL AV NW
10	444980	0565	6/03	265,000	900	150	7	0	3	3,960	Y	N	8341 25TH AV NW
10	751850	1390	8/03	287,000	900	0	7	0	4	5,100	Y	N	7029 16TH AV NW
10	813270	0125	11/05	387,888	900	150	7	0	3	5,000	Y	N	8004 29TH AV NW
10	022503	9143	3/05	417,750	910	600	7	0	4	4,700	Y	N	8061 26TH AV NW
10	444980	0515	5/04	370,000	910	210	7	0	3	5,841	Y	N	8317 25TH AV NW
10	602150	2320	10/04	319,500	910	0	7	0	3	4,141	Y	N	7727 20TH AV NW
10	751850	4720	11/04	374,950	910	0	7	0	4	3,825	Y	N	7326 21ST AV NW
10	751850	6855	3/05	400,000	910	0	7	0	5	3,825	Y	N	6743 22ND AV NW
10	751850	7675	9/05	429,250	910	660	7	0	5	3,825	Y	N	6741 23RD AV NW
10	369390	0725	3/04	382,000	920	400	7	0	4	5,000	Y	N	2833 NW 69TH ST
10	751850	1590	12/04	308,000	920	420	7	0	3	2,170	Y	N	6709 16TH AV NW
10	916510	0120	6/04	367,500	920	920	7	0	3	4,080	Y	N	7333 27TH AV NW
10	022503	9068	6/05	400,000	930	930	7	0	3	5,264	Y	N	7749 30TH AV NW
10	123200	1875	5/05	389,950	930	240	7	0	4	3,840	Y	N	7548 20TH AV NW
10	751850	5890	10/05	371,000	930	0	7	0	3	5,100	Y	N	7022 22ND AV NW
10	751850	7670	4/05	390,000	930	600	7	0	4	3,825	Y	N	6735 23RD AV NW
10	916510	0060	7/03	300,000	930	400	7	0	3	4,360	Y	N	7344 27TH AV NW
10	054600	0990	9/05	375,000	940	240	7	0	3	4,106	Y	N	1916 NW 80TH ST
10	123200	1014	8/04	343,000	940	500	7	0	3	3,600	Y	N	7749 16TH AV NW
10	123200	1019	5/05	360,000	940	500	7	0	3	3,600	Y	N	7753 16TH AV NW
10	123200	1443	2/03	259,950	940	0	7	0	3	4,704	Y	N	7503 16TH AV NW
10	602150	1515	6/03	292,500	940	140	7	0	3	4,500	Y	N	8011 23RD AV NW
10	602150	1890	8/04	358,500	940	390	7	0	3	4,000	Y	N	8043 21ST AV NW
10	602150	2530	8/04	357,000	940	0	7	0	3	3,690	Y	N	2106 NW 77TH ST
10	751850	3150	4/05	427,000	940	400	7	0	4	5,100	Y	N	7036 19TH AV NW
10	751850	5345	7/05	385,000	950	0	7	0	4	4,080	Y	N	6519 21ST AV NW
10	022503	9151	5/03	311,500	950	220	7	0	3	4,700	Y	N	8066 27TH AV NW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	285610	0700	7/04	385,000	950	340	7	0	3	5,100	Y	N	6518 27TH AV NW
10	287210	0375	2/04	324,000	950	260	7	0	3	5,000	Y	N	2823 NW 75TH ST
10	751850	1161	7/04	276,000	950	0	7	0	4	2,400	Y	N	1612 NW 73RD ST
10	751850	8390	7/03	299,950	950	0	7	0	4	5,100	Y	N	7327 JONES AV NW
10	758870	0098	5/05	328,000	960	0	7	0	3	4,247	Y	N	8048 16TH AV NW
10	054600	0965	11/04	360,000	960	250	7	0	3	6,065	Y	N	8016 20TH AV NW
10	285610	1560	3/04	342,000	960	720	7	0	3	2,550	Y	N	6754 26TH AV NW
10	285610	1560	6/03	320,000	960	720	7	0	3	2,550	Y	N	6754 26TH AV NW
10	287210	2100	4/04	377,000	960	720	7	0	5	5,000	Y	N	3009 NW 71ST ST
10	369390	1821	2/04	329,000	960	0	7	0	3	4,950	Y	N	3058 NW 66TH ST
10	444380	0930	5/03	245,000	960	0	7	0	3	3,880	Y	N	8015 27TH AV NW
10	867540	0065	7/03	274,950	960	150	7	0	3	4,640	Y	N	8027 30TH AV NW
10	054600	0785	3/04	383,000	970	600	7	0	5	4,005	Y	N	8034 19TH AV NW
10	287210	0705	11/05	480,000	970	970	7	0	4	5,000	Y	N	7300 30TH AV NW
10	444380	0020	2/05	350,000	970	400	7	0	3	4,076	Y	N	8012 28TH AV NW
10	602150	4050	8/04	345,000	970	0	7	0	3	4,000	Y	N	7538 23RD AV NW
10	751850	4340	5/03	330,000	970	500	7	0	4	3,560	Y	N	7328 20TH AV NW
10	751850	5045	3/04	278,000	970	200	7	0	3	5,100	Y	N	6722 21ST AV NW
10	751850	5350	6/04	361,439	970	0	7	0	4	4,080	Y	N	6521 21ST AV NW
10	123200	1415	6/04	363,000	980	500	7	0	3	3,840	Y	N	7518 17TH AV NW
10	758870	0100	3/03	279,000	980	0	7	0	3	4,483	Y	N	8044 16TH AV NW
10	054600	0400	6/03	334,950	990	700	7	0	3	4,005	Y	N	8356 18TH AV NW
10	120500	0175	8/03	265,000	990	0	7	0	4	5,040	Y	N	3111 NW 77TH ST
10	123200	0355	2/03	273,000	990	300	7	0	4	3,840	Y	N	7708 19TH AV NW
10	123200	1055	12/04	258,000	990	0	7	0	3	2,850	Y	N	7744 16TH AV NW
10	602150	0450	4/05	490,000	990	990	7	0	4	4,500	Y	N	8337 22ND AV NW
10	602150	1720	9/04	316,000	990	310	7	0	3	4,800	Y	N	8017 22ND AV NW
10	751850	1370	8/03	331,000	990	0	7	0	3	5,100	Y	N	7015 16TH AV NW
10	813270	0190	8/04	340,000	990	0	7	0	3	4,802	Y	N	8025 29TH AV NW
10	602150	2690	8/05	387,500	1,000	510	7	0	3	4,700	Y	N	7753 22ND AV NW
10	022503	9149	5/04	399,000	1,000	760	7	0	4	4,888	Y	N	8071 26TH AV NW
10	356680	0255	6/05	390,000	1,000	0	7	0	4	5,880	Y	N	2651 NW 87TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	372780	0125	4/03	275,000	1,000	0	7	0	3	5,119	Y	N	7558 30TH AV NW
10	444380	1400	3/03	360,000	1,000	890	7	0	3	3,880	Y	N	7515 26TH AV NW
10	602150	0245	9/04	385,000	1,000	260	7	0	3	4,000	Y	N	8335 21ST AV NW
10	226700	0730	4/04	345,000	1,010	0	7	0	3	3,210	Y	N	8519 28TH AV NW
10	444330	0121	3/03	262,900	1,010	600	7	0	3	3,080	Y	N	8310 31ST AV NW
10	602150	1505	2/03	328,000	1,010	500	7	0	3	4,500	Y	N	8015 23RD AV NW
10	602150	2220	6/03	329,500	1,010	250	7	0	3	4,000	Y	N	8016 21ST AV NW
10	751850	2285	7/03	365,000	1,010	100	7	0	4	4,845	Y	N	6734 18TH AV NW
10	752250	0130	10/05	439,500	1,010	250	7	0	4	4,640	Y	N	8011 30TH AV NW
10	751850	7445	6/05	461,500	1,020	780	7	0	3	5,100	Y	N	6543 23RD AV NW
10	123200	1835	10/03	352,000	1,020	400	7	0	3	3,840	Y	N	7537 18TH AV NW
10	285610	0770	9/03	270,500	1,020	0	7	0	3	5,100	Y	N	6513 27TH AV NW
10	602150	2355	12/03	340,000	1,020	0	7	0	4	4,100	Y	N	7700 21ST AV NW
10	745700	0055	9/03	305,000	1,020	0	7	0	3	5,625	Y	N	7729 29TH AV NW
10	751850	2780	8/05	415,000	1,020	300	7	0	4	5,100	Y	N	7342 18TH AV NW
10	751850	3004	6/05	315,000	1,020	0	7	0	3	2,550	Y	N	7359 18TH AV NW
10	792760	0045	8/04	450,000	1,020	350	7	0	4	5,922	Y	N	7741 31ST AV NW
10	022503	9122	7/03	308,000	1,030	0	7	0	4	4,955	Y	N	7528 29TH AV NW
10	123200	1640	6/04	372,000	1,030	900	7	0	4	3,840	Y	N	7515 17TH AV NW
10	602150	1650	10/03	350,000	1,030	360	7	0	3	4,000	Y	N	8055 22ND AV NW
10	602150	2880	3/03	293,000	1,030	0	7	0	3	4,500	Y	N	7752 23RD AV NW
10	120500	0190	8/04	390,000	1,040	160	7	0	4	6,750	Y	N	7543 31ST AV NW
10	285610	0290	3/04	355,000	1,040	800	7	0	4	2,520	Y	N	2502 NW 65TH ST
10	369390	0985	8/05	414,000	1,040	220	7	0	3	5,000	Y	N	3036 NW 68TH ST
10	602150	2005	2/03	320,000	1,040	500	7	0	3	4,500	Y	N	8022 22ND AV NW
10	602150	3830	10/05	350,000	1,040	220	7	0	3	5,500	Y	N	7520 JONES AV NW
10	602150	3915	9/05	460,000	1,040	660	7	0	3	4,000	Y	N	7543 22ND AV NW
10	751850	2815	7/03	297,000	1,040	520	7	0	4	5,100	Y	N	7358 18TH AV NW
10	751850	7105	6/04	349,950	1,040	650	7	0	4	5,100	Y	N	6549 22ND AV NW
10	867540	0038	8/03	284,500	1,040	610	7	0	3	4,720	Y	N	8040 31ST AV NW
10	123200	1540	4/04	308,000	1,050	500	7	0	4	3,840	Y	N	7550 18TH AV NW
10	054600	0520	4/04	334,500	1,050	0	7	0	3	4,005	Y	N	8321 17TH AV NW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	123200	0056	1/04	349,000	1,050	1,050	7	0	3	3,840	Y	N	7732 20TH AV NW
10	123200	1595	2/04	297,500	1,050	0	7	0	3	3,840	Y	N	7514 18TH AV NW
10	369390	0560	12/05	392,000	1,050	0	7	0	3	2,200	Y	N	6915 28TH AV NW
10	444380	0345	2/03	276,500	1,050	0	7	0	3	4,080	Y	N	7510 28TH AV NW
10	444380	0490	7/05	491,000	1,050	830	7	0	5	4,161	Y	N	7501 EARL AV NW
10	444380	0490	2/04	365,000	1,050	830	7	0	5	4,161	Y	N	7501 EARL AV NW
10	444730	0140	8/05	434,500	1,050	240	7	0	3	4,000	Y	N	8315 30TH AV NW
10	444980	0495	5/05	351,000	1,050	0	7	0	4	4,851	Y	N	8303 25TH AV NW
10	602150	2470	9/05	466,000	1,050	500	7	0	4	4,600	Y	N	7733 21ST AV NW
10	602150	2865	2/03	285,000	1,050	320	7	0	3	4,500	Y	N	7748 23RD AV NW
10	751850	0160	10/03	357,300	1,050	0	7	0	4	5,100	Y	N	6550 16TH AV NW
10	287210	1416	11/05	537,660	1,060	500	7	0	4	3,750	Y	N	7217 28TH AV NW
10	602150	1215	11/03	343,000	1,060	540	7	0	3	4,000	Y	N	8045 JONES AV NW
10	022503	9163	6/03	324,000	1,060	0	7	0	3	5,018	Y	N	7524 29TH AV NW
10	287210	0845	4/05	450,000	1,060	150	7	0	4	5,000	Y	N	3033 NW 74TH ST
10	356680	0525	10/05	425,000	1,060	0	7	0	4	8,030	Y	N	2618 NW 87TH ST
10	602150	3745	7/03	316,000	1,060	300	7	0	3	4,000	Y	N	7547 23RD AV NW
10	602150	3750	2/04	321,284	1,060	0	7	0	3	4,000	Y	N	7541 23RD AV NW
10	751850	5465	8/03	348,000	1,060	0	7	0	5	5,100	Y	N	6548 22ND AV NW
10	751850	7930	11/05	469,000	1,060	720	7	0	3	5,100	Y	N	7047 23RD AV NW
10	758870	0201	8/05	414,900	1,060	200	7	0	3	4,000	Y	N	8314 16TH AV NW
10	916510	0395	7/05	463,500	1,060	600	7	0	4	4,000	Y	N	7302 28TH AV NW
10	287210	2065	10/03	315,000	1,070	500	7	0	4	3,750	Y	N	3021 NW 71ST ST
10	602150	0380	2/05	401,000	1,070	360	7	0	3	4,000	Y	N	8352 22ND AV NW
10	022503	9148	5/03	314,000	1,080	260	7	0	3	4,888	Y	N	8072 27TH AV NW
10	287210	1075	5/03	376,000	1,080	390	7	0	4	5,000	Y	N	3027 NW 73RD ST
10	444980	0120	8/05	365,000	1,080	500	7	0	4	5,940	Y	N	8335 EARL AV NW
10	602150	3005	7/05	402,000	1,080	0	7	0	3	4,000	Y	N	7722 JONES AV NW
10	751850	8275	7/03	335,000	1,080	500	7	0	3	5,100	Y	N	7333 JONES AV NW
10	867540	0055	1/04	358,000	1,080	0	7	0	3	7,139	Y	N	8026 31ST AV NW
10	054600	0135	10/04	341,000	1,090	500	7	0	3	4,046	Y	N	8337 19TH AV NW
10	054600	0860	10/04	331,200	1,090	0	7	0	4	4,005	Y	N	8019 18TH AV NW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	287210	0445	8/04	427,000	1,090	180	7	0	4	5,000	Y	N	7411 28TH AV NW
10	444380	0340	10/05	412,500	1,090	990	7	0	3	4,080	Y	N	7506 28TH AV NW
10	602150	0995	7/05	450,000	1,090	0	7	0	4	4,521	Y	N	8331 JONES AV NW
10	758870	0282	3/05	393,200	1,090	0	7	0	3	4,488	Y	N	8341 16TH AV NW
10	372780	0005	10/04	425,000	1,100	850	7	0	4	5,089	Y	N	2909 NW 77TH ST
10	369390	0995	9/04	445,000	1,100	400	7	0	4	5,000	Y	N	3047 NW 69TH ST
10	792760	0040	2/03	315,000	1,100	250	7	0	3	5,922	Y	N	7745 31ST AV NW
10	226700	0295	9/03	265,000	1,100	190	7	0	3	7,455	Y	N	8527 30TH AV NW
10	751850	1600	6/04	375,000	1,100	0	7	0	4	5,100	Y	N	6713 16TH AV NW
10	054600	0185	2/04	349,950	1,110	200	7	0	4	4,005	Y	N	8342 19TH AV NW
10	602150	3760	8/03	327,000	1,110	700	7	0	3	4,000	Y	N	7535 23RD AV NW
10	751850	4670	5/05	515,000	1,120	840	7	0	5	5,700	Y	N	2016 NW 73RD ST
10	022503	9157	3/05	415,000	1,120	410	7	0	3	6,250	Y	N	7740 29TH AV NW
10	123200	1580	9/03	344,000	1,120	300	7	0	4	3,840	Y	N	7526 18TH AV NW
10	602150	0540	6/04	365,000	1,120	180	7	0	3	4,500	Y	N	8303 22ND AV NW
10	751850	1670	8/05	430,000	1,120	0	7	0	4	5,100	Y	N	6716 17TH AV NW
10	125420	0835	5/04	422,000	1,130	570	7	0	4	5,100	Y	N	7009 27TH AV NW
10	444380	1035	4/04	369,000	1,130	0	7	0	4	5,820	Y	N	8041 26TH AV NW
10	602150	1350	7/04	347,500	1,130	360	7	0	3	4,656	Y	N	8030 24TH AV NW
10	751850	6045	3/05	449,950	1,130	0	7	0	5	3,825	Y	N	7309 21ST AV NW
10	054600	0165	10/03	344,000	1,140	900	7	0	3	4,005	Y	N	8360 19TH AV NW
10	444330	0045	9/05	525,000	1,140	870	7	0	4	5,360	Y	N	8300 32ND AV NW
10	602150	2135	9/04	389,500	1,140	430	7	0	3	4,060	Y	N	8035 20TH AV NW
10	751850	1880	3/05	425,000	1,140	500	7	0	4	4,080	Y	N	6508 17TH AV NW
10	751850	1880	7/04	399,000	1,140	500	7	0	4	4,080	Y	N	6508 17TH AV NW
10	751850	2220	12/03	387,000	1,140	0	7	0	5	2,880	Y	N	1712 NW 67TH ST
10	751850	4650	10/05	415,000	1,140	0	7	0	4	5,100	Y	N	7323 20TH AV NW
10	751850	5745	12/03	285,000	1,140	0	7	0	3	5,100	Y	N	6739 21ST AV NW
10	758870	0212	11/03	315,000	1,140	500	7	0	3	4,532	Y	N	8323 16TH AV NW
10	269810	0085	6/03	342,000	1,150	200	7	0	3	7,150	Y	N	8528 25TH AV NW
10	287210	0185	12/04	315,000	1,150	0	7	0	3	5,000	Y	N	3012 NW 74TH ST
10	602150	0855	3/05	425,000	1,150	560	7	0	4	4,500	Y	N	8324 JONES AV NW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	602150	2485	7/04	418,000	1,150	900	7	0	3	4,600	Y	N	7729 21ST AV NW
10	751850	2735	4/04	365,000	1,150	570	7	0	3	5,100	Y	N	7318 18TH AV NW
10	751850	3350	8/04	421,500	1,150	1,150	7	0	5	3,825	Y	N	7018 19TH AV NW
10	054600	0865	7/04	400,000	1,160	0	7	0	4	4,005	Y	N	8023 18TH AV NW
10	226700	0240	5/03	271,000	1,160	0	7	0	3	5,565	Y	N	8532 31ST AV NW
10	356680	0075	11/04	445,000	1,160	250	7	0	4	5,880	Y	N	2623 NW 86TH ST
10	602150	0040	8/04	399,000	1,160	880	7	0	3	4,465	Y	N	8339 20TH AV NW
10	602150	0555	4/04	370,000	1,160	1,000	7	0	3	4,000	Y	N	8306 23RD AV NW
10	751850	2221	8/05	436,000	1,160	500	7	0	4	3,240	Y	N	1716 NW 67TH ST
10	751850	2221	6/03	347,000	1,160	500	7	0	4	3,240	Y	N	1716 NW 67TH ST
10	602150	0780	12/05	444,000	1,170	200	7	0	3	5,000	Y	N	8311 23RD AV NW
10	285610	0810	9/04	382,500	1,170	790	7	0	4	5,100	Y	N	6549 27TH AV NW
10	602150	0780	4/04	395,000	1,170	200	7	0	3	5,000	Y	N	8311 23RD AV NW
10	751850	7990	8/03	357,500	1,170	0	7	0	4	5,100	Y	N	7317 23RD AV NW
10	751850	1100	6/04	354,000	1,175	500	7	0	3	3,825	Y	N	7303 16TH AV NW
10	022503	9099	1/04	374,000	1,180	940	7	0	3	5,418	Y	N	7544 32ND AV NW
10	813270	0195	9/03	300,000	1,180	480	7	0	3	5,000	Y	N	8021 29TH AV NW
10	022503	9076	9/04	474,950	1,180	760	7	0	3	6,186	Y	N	8066 28TH AV NW
10	054600	1025	8/04	400,000	1,180	600	7	0	4	4,046	Y	N	8025 19TH AV NW
10	269810	0020	3/03	375,000	1,180	900	7	0	5	7,150	Y	N	8543 24TH AV NW
10	356680	0290	8/03	335,500	1,180	760	7	0	3	2,940	Y	N	2627 NW 87TH ST
10	444380	1020	7/04	350,000	1,180	140	7	0	3	3,880	Y	N	8049 26TH AV NW
10	444380	1170	7/05	432,000	1,180	400	7	0	4	3,880	Y	N	7750 27TH AV NW
10	751850	0301	4/05	375,000	1,180	0	7	0	3	2,250	Y	N	1514 NW 67TH ST
10	752250	0015	12/05	366,000	1,180	0	7	0	3	4,750	Y	N	7740 30TH AV NW
10	226700	0055	8/04	379,950	1,190	670	7	0	3	3,750	Y	N	3101 NW 90TH ST
10	269810	0095	4/04	423,500	1,190	220	7	0	3	7,150	Y	N	8542 25TH AV NW
10	444280	0175	4/04	320,000	1,190	0	7	0	3	5,000	Y	N	8349 29TH AV NW
10	602150	0475	5/04	365,000	1,200	230	7	0	3	3,852	Y	N	8329 22ND AV NW
10	602150	0575	1/04	378,000	1,200	860	7	0	4	4,700	Y	N	8318 23RD AV NW
10	602150	2750	1/03	331,000	1,200	600	7	0	3	4,700	Y	N	7725 22ND AV NW
10	751850	0630	10/05	435,000	1,200	110	7	0	4	5,200	Y	N	7048 16TH AV NW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	8145	8/03	305,000	1,200	600	7	0	4	3,825	Y	N	7331 23RD AV NW
10	022503	9085	1/03	318,950	1,210	0	7	0	3	4,278	Y	N	7753 28TH AV NW
10	123200	0025	5/04	345,000	1,210	0	7	0	3	4,800	Y	N	7746 20TH AV NW
10	287210	1976	12/04	467,000	1,210	210	7	0	4	5,000	Y	N	3045 NW 71ST ST
10	369390	1185	7/04	439,950	1,210	690	7	0	4	4,000	Y	N	2837 NW 68TH ST
10	602150	1005	6/04	355,000	1,210	950	7	0	3	4,400	Y	N	8327 JONES AV NW
10	125420	0615	11/05	475,350	1,210	320	7	0	3	2,978	Y	N	2612 NW 70TH ST
10	123200	1210	10/04	391,950	1,220	800	7	0	5	3,800	Y	N	7554 16TH AV NW
10	285610	0285	5/05	257,500	1,220	0	7	0	3	2,520	Y	N	2508 NW 65TH ST
10	369390	1630	10/04	400,000	1,220	0	7	0	3	5,000	Y	N	3006 NW 66TH ST
10	444980	0706	12/04	390,000	1,220	0	7	0	3	4,330	Y	N	8321 24TH AV NW
10	602150	2325	11/05	384,950	1,220	350	7	0	3	4,141	Y	N	7721 20TH AV NW
10	751850	1105	7/03	319,000	1,220	1,220	7	0	3	3,825	Y	N	7305 16TH AV NW
10	751850	1135	7/04	326,700	1,220	0	7	0	3	2,550	Y	N	7321 16TH AV NW
10	285610	1400	5/04	379,000	1,230	680	7	0	3	3,825	Y	N	6712 25TH AV NW
10	602150	1145	2/04	380,000	1,230	500	7	0	4	4,559	Y	N	8340 24TH AV NW
10	602150	1390	12/05	360,000	1,230	300	7	0	3	4,365	Y	N	8052 24TH AV NW
10	751850	2040	7/03	260,000	1,230	0	7	0	3	5,100	Y	N	6528 18TH AV NW
10	758870	0006	12/05	380,000	1,230	620	7	0	3	2,893	Y	N	1510 NW 80TH ST
10	369390	0240	4/04	338,000	1,240	0	7	0	3	2,500	Y	N	2859 NW 70TH ST
10	226700	0472	1/03	326,000	1,240	0	7	0	3	2,880	Y	N	8813 29TH AV NW
10	226700	0670	6/04	399,500	1,240	550	7	0	3	5,410	Y	N	8619 28TH AV NW
10	287210	1690	7/03	449,000	1,240	720	7	0	5	5,000	Y	N	3007 NW 72ND ST
10	751850	0985	3/05	460,000	1,240	550	7	0	4	4,080	Y	N	7340 17TH AV NW
10	751850	1450	5/05	495,000	1,240	0	7	0	5	4,080	Y	N	7028 17TH AV NW
10	054600	0635	4/04	328,000	1,250	0	7	0	4	4,005	Y	N	8006 18TH AV NW
10	444980	0716	9/03	292,000	1,250	0	7	0	3	4,424	Y	N	8331 24TH AV NW
10	602150	0595	1/04	357,500	1,250	450	7	0	3	4,700	Y	N	8328 23RD AV NW
10	751850	7245	7/04	275,000	1,260	0	7	0	3	2,550	Y	N	6501 23RD AV NW
10	226700	0085	4/03	305,000	1,270	0	7	0	3	7,590	Y	N	8723 31ST AV NW
10	356680	0065	8/04	437,000	1,270	0	7	0	4	5,880	Y	N	2627 NW 86TH ST
10	602150	1195	2/04	355,000	1,270	780	7	0	4	4,000	Y	N	8059 JONES AV NW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	602150	2125	11/03	305,000	1,270	340	7	0	3	4,060	Y	N	8045 20TH AV NW
10	751850	4020	6/03	310,000	1,280	0	7	0	4	4,000	Y	N	6731 19TH AV NW
10	123200	0585	2/03	300,000	1,290	240	7	0	3	4,320	Y	N	7728 18TH AV NW
10	444380	1796	5/03	295,000	1,290	0	7	0	3	4,688	Y	N	8050 25TH AV NW
10	602150	0950	4/03	309,950	1,290	240	7	0	3	4,400	Y	N	2353 NW 85TH ST
10	285610	1570	12/04	332,000	1,300	0	7	0	3	2,550	Y	N	6744 26TH AV NW
10	285610	1930	10/05	469,950	1,300	0	7	0	4	5,100	Y	N	6723 27TH AV NW
10	356680	0055	9/05	459,000	1,300	430	7	0	3	2,940	Y	N	2631 NW 86TH ST
10	444980	0400	12/03	335,000	1,300	0	7	0	3	3,960	Y	N	8329 26TH AV NW
10	444980	0711	11/05	425,000	1,300	370	7	0	3	4,330	Y	N	8327 24TH AV NW
10	751850	4990	4/03	273,000	1,300	0	7	0	3	2,550	Y	N	6729 20TH AV NW
10	758870	0086	5/03	295,950	1,310	500	7	0	3	4,224	Y	N	8034 16TH AV NW
10	022503	9033	7/04	389,000	1,320	210	7	0	3	5,625	Y	N	7744 29TH AV NW
10	602150	2201	10/04	378,500	1,320	900	7	0	3	4,300	Y	N	8012 21ST AV NW
10	751850	4590	4/03	375,000	1,320	260	7	0	4	4,080	Y	N	7355 20TH AV NW
10	751850	1975	5/04	399,700	1,340	0	7	0	4	5,100	Y	N	6527 17TH AV NW
10	751850	2550	10/05	420,000	1,340	0	7	0	4	5,100	Y	N	7048 18TH AV NW
10	916510	0195	11/05	511,000	1,340	0	7	0	4	4,080	Y	N	7324 EARL AV NW
10	054600	0250	4/03	340,000	1,350	0	7	0	3	4,391	Y	N	8311 18TH AV NW
10	226700	0750	5/04	425,000	1,350	0	7	0	4	7,260	Y	N	8516 29TH AV NW
10	238910	0060	8/04	356,000	1,350	340	7	0	3	4,224	Y	N	8028 16TH AV NW
10	751850	4695	7/04	449,000	1,350	550	7	0	5	4,080	Y	N	7314 21ST AV NW
10	287210	1911	4/04	449,950	1,360	0	7	0	4	5,000	Y	N	7106 32ND AV NW
10	123200	1695	5/04	360,000	1,370	200	7	0	3	3,840	Y	N	7559 17TH AV NW
10	022503	9175	10/03	375,000	1,370	430	7	0	3	4,591	Y	N	7349 24TH AV NW
10	287210	0305	9/03	305,000	1,370	1,110	7	0	4	5,000	Y	N	2842 NW 74TH ST
10	022503	9113	8/04	450,000	1,380	240	7	0	5	5,518	Y	N	7517 28TH AV NW
10	054600	0245	12/04	382,000	1,380	0	7	0	3	3,031	Y	N	1808 NW 83RD ST
10	751850	6445	9/05	400,000	1,380	0	7	0	3	3,825	Y	N	7317 22ND AV NW
10	285610	2060	10/04	391,500	1,390	1,060	7	0	5	4,080	Y	N	6748 EARL AV NW
10	751850	0565	2/03	359,950	1,390	0	7	0	4	5,100	Y	N	7014 16TH AV NW
10	751850	3075	6/04	346,500	1,390	0	7	0	3	2,550	Y	N	7329 18TH AV NW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	5475	9/04	385,000	1,390	340	7	0	4	3,570	Y	N	6552 22ND AV NW
10	602150	0150	4/04	385,000	1,400	0	7	0	4	5,451	Y	N	8328 21ST AV NW
10	444980	0595	1/05	385,000	1,400	0	7	0	4	4,000	Y	N	8344 25TH AV NW
10	444980	0595	7/03	330,000	1,400	0	7	0	4	4,000	Y	N	8344 25TH AV NW
10	751850	0855	9/03	356,500	1,400	0	7	0	4	4,690	Y	N	7340 16TH AV NW
10	751850	7810	2/03	265,000	1,410	0	7	0	3	2,550	Y	N	7020 JONES AV NW
10	123200	1980	6/05	560,000	1,420	790	7	0	5	3,840	Y	N	7523 19TH AV NW
10	356680	0085	7/05	440,000	1,420	520	7	0	3	2,940	Y	N	2613 NW 86TH ST
10	369390	1325	9/05	379,500	1,420	0	7	0	3	2,500	Y	N	2818 NW 67TH ST
10	369390	1325	8/03	298,000	1,420	0	7	0	3	2,500	Y	N	2818 NW 67TH ST
10	022503	9086	12/04	459,000	1,430	0	7	0	4	3,760	Y	N	8067 25TH AV NW
10	285610	1661	10/05	495,000	1,430	590	7	0	5	2,600	Y	N	6702 26TH AV NW
10	751850	5030	4/05	425,000	1,430	0	7	0	4	5,100	Y	N	6714 21ST AV NW
10	444980	0165	9/05	475,000	1,440	0	7	0	4	3,960	Y	N	8336 EARL AV NW
10	602150	0720	5/05	518,500	1,440	0	7	0	5	5,025	Y	N	8339 23RD AV NW
10	369390	1460	4/05	380,000	1,440	0	7	0	3	2,500	Y	N	2823 NW 67TH ST
10	356680	0490	7/04	432,500	1,460	180	7	0	4	3,012	N	N	2634 NW 87TH ST
10	054600	0935	8/03	369,000	1,460	300	7	0	3	4,046	Y	N	8042 20TH AV NW
10	356680	0490	9/05	439,000	1,460	180	7	0	4	3,012	N	N	2634 NW 87TH ST
10	369390	1290	10/05	497,000	1,460	670	7	0	5	4,000	Y	N	2813 NW 68TH ST
10	751850	4995	10/05	400,000	1,460	0	7	0	3	2,550	Y	N	6731 20TH AV NW
10	751850	7840	4/03	339,000	1,460	300	7	0	4	5,100	Y	N	7032 JONES AV NW
10	285610	0537	8/04	347,000	1,470	0	7	0	3	3,060	Y	N	6511 26TH AV NW
10	369390	1840	2/04	370,000	1,490	560	7	0	4	5,000	Y	N	6516 32ND AV NW
10	751850	6415	2/04	385,000	1,490	350	7	0	4	5,100	Y	N	7303 22ND AV NW
10	916510	0270	12/05	517,000	1,490	190	7	0	5	3,880	Y	N	7333 EARL AV NW
10	630940	0020	8/05	375,000	1,500	830	7	0	3	5,019	Y	N	7715 28TH AV NW
10	285610	1755	4/04	429,000	1,500	0	7	0	4	5,100	Y	N	6747 26TH AV NW
10	751850	5950	10/05	396,500	1,500	0	7	0	3	5,100	Y	N	7052 22ND AV NW
10	287210	0575	6/05	499,900	1,510	890	7	0	5	5,000	Y	N	2822 NW 73RD ST
10	226700	0651	2/05	413,100	1,510	520	7	0	3	6,900	Y	N	8712 29TH AV NW
10	751850	1460	8/05	381,000	1,510	290	7	0	5	5,100	Y	N	6734 17TH AV NW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	285610	2190	8/03	364,950	1,530	0	7	0	4	5,100	Y	N	6715 EARL AV NW
10	369390	1310	10/03	400,000	1,530	0	7	0	4	5,000	Y	N	2812 NW 67TH ST
10	751850	5660	5/05	490,000	1,540	0	7	0	4	5,100	Y	N	6726 22ND AV NW
10	602150	1675	10/04	474,950	1,550	730	7	0	3	7,000	Y	N	8039 22ND AV NW
10	751850	4445	3/05	480,000	1,550	190	7	0	5	5,100	Y	N	7347 19TH AV NW
10	123200	2010	6/04	339,500	1,560	220	7	0	4	3,840	Y	N	7547 19TH AV NW
10	444380	0835	6/04	400,000	1,560	0	7	0	3	5,820	Y	N	8026 EARL AV NW
10	751850	3440	10/03	324,500	1,560	0	7	0	4	5,100	N	N	6733 18TH AV NW
10	751850	2086	8/04	460,000	1,570	0	7	0	4	3,640	Y	N	1717 NW 67TH ST
10	602150	3840	7/04	355,000	1,580	0	7	0	3	5,000	Y	N	7526 JONES AV NW
10	285610	1105	4/03	295,000	1,590	0	7	0	3	2,550	Y	N	6620 28TH AV NW
10	123200	0830	6/03	295,000	1,600	400	7	0	3	4,800	Y	N	7738 17TH AV NW
10	123200	0695	10/05	465,000	1,610	420	7	0	5	4,800	Y	N	7723 17TH AV NW
10	751850	2320	2/03	347,500	1,610	0	7	0	4	5,100	Y	N	6752 18TH AV NW
10	054600	0940	10/05	506,000	1,630	0	7	0	4	4,046	Y	N	8038 20TH AV NW
10	285610	0515	10/04	550,000	1,640	700	7	0	5	5,100	Y	N	6527 26TH AV NW
10	751850	1850	3/04	403,000	1,650	300	7	0	4	3,570	Y	N	6517 16TH AV NW
10	751850	5070	5/05	450,000	1,650	350	7	0	5	3,672	Y	N	6530 21ST AV NW
10	751850	6285	11/04	439,900	1,650	600	7	0	4	5,100	Y	N	7332 23RD AV NW
10	054600	0570	2/03	330,000	1,660	130	7	0	4	4,005	Y	N	8060 18TH AV NW
10	602150	2945	3/03	345,000	1,670	400	7	0	4	4,100	Y	N	7721 23RD AV NW
10	916410	0135	10/03	380,000	1,670	230	7	0	5	4,750	Y	N	7347 25TH AV NW
10	751850	1775	8/05	533,900	1,680	0	7	0	5	5,100	Y	N	6541 16TH AV NW
10	356680	0045	8/03	345,000	1,690	0	7	0	3	2,940	Y	N	2639 NW 86TH ST
10	751850	1835	9/04	399,000	1,690	0	7	0	4	3,825	Y	N	6511 16TH AV NW
10	444980	0067	8/03	370,000	1,700	0	7	0	3	4,909	Y	N	2770 NW 83RD ST
10	125420	0535	8/04	440,000	1,720	300	7	0	4	4,896	Y	N	7037 26TH AV NW
10	602150	2250	12/05	500,000	1,720	190	7	0	3	4,000	Y	N	8040 21ST AV NW
10	751850	8150	12/03	450,000	1,720	0	7	0	5	3,825	Y	N	7337 23RD AV NW
10	226700	0300	6/03	299,000	1,740	0	7	0	3	7,455	Y	N	8535 30TH AV NW
10	125420	0275	1/03	442,500	1,760	0	7	0	4	5,100	Y	N	7043 25TH AV NW
10	444380	0640	2/05	575,000	1,760	0	7	0	5	4,365	Y	N	7501 27TH AV NW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	8040	7/03	402,000	1,770	300	7	0	4	5,100	Y	N	7312 JONES AV NW
10	125420	0265	4/03	449,000	1,780	570	7	0	4	5,100	Y	N	7047 25TH AV NW
10	751850	2000	8/03	403,000	1,800	300	7	0	3	5,100	Y	N	6512 18TH AV NW
10	751850	1240	8/04	410,000	1,840	0	7	0	4	5,100	Y	N	7044 17TH AV NW
10	022503	9115	4/03	429,900	1,850	1,090	7	0	5	6,450	Y	N	7522 32ND AV NW
10	751850	6450	5/04	489,000	1,860	750	7	0	4	3,825	Y	N	7321 22ND AV NW
10	751850	3840	10/03	390,000	1,870	0	7	0	5	5,100	Y	N	6537 19TH AV NW
10	285610	1480	8/03	460,000	1,890	0	7	0	4	3,300	Y	N	6703 25TH AV NW
10	285610	1480	4/04	425,000	1,890	0	7	0	4	3,300	Y	N	6703 25TH AV NW
10	916410	0220	4/04	419,900	1,920	520	7	0	4	4,250	Y	N	7317 26TH AV NW
10	751850	0370	9/04	405,000	1,940	0	7	0	3	5,100	Y	N	6734 16TH AV NW
10	054600	0390	8/05	390,000	1,960	1,150	7	0	3	4,005	Y	N	8361 18TH AV NW
10	751850	8490	11/04	416,000	2,020	0	7	0	5	5,100	Y	N	7046 24TH AV NW
10	751850	8490	7/04	400,000	2,020	0	7	0	5	5,100	Y	N	7046 24TH AV NW
10	751850	6810	4/04	406,100	2,040	0	7	0	4	5,100	Y	N	6748 23RD AV NW
10	356680	0355	9/05	457,000	2,060	0	7	0	3	2,940	N	N	2606 NW 86TH ST
10	751850	3410	10/03	375,000	2,150	0	7	0	4	4,896	Y	N	6746 19TH AV NW
10	444980	0480	8/05	600,000	2,800	0	7	0	3	7,623	Y	N	8302 26TH AV NW
10	369390	0555	12/03	375,000	3,080	0	7	0	3	2,800	Y	N	2801 NW 70TH ST
10	813270	0121	12/05	302,000	800	0	8	0	3	2,880	Y	N	2818 NW 80TH ST
10	125420	1106	9/05	424,950	900	680	8	0	5	3,172	Y	N	7002 28TH AV NW
10	751850	5970	11/04	410,000	920	650	8	0	4	4,080	Y	N	7031 21ST AV NW
10	444730	0110	3/04	310,000	990	990	8	0	3	3,800	Y	N	8332 LOYAL WY NW
10	444980	0175	11/04	427,000	1,000	400	8	0	5	3,960	Y	N	8328 EARL AV NW
10	602150	3930	11/04	427,500	1,010	620	8	0	5	4,000	Y	N	7531 22ND AV NW
10	352603	9111	11/05	470,000	1,030	600	8	0	4	7,800	Y	N	8520 26TH AV NW
10	444280	0105	9/05	423,950	1,030	790	8	0	3	4,375	Y	N	8316 29TH AV NW
10	751850	4735	4/05	400,000	1,030	210	8	0	4	4,080	Y	N	7016 21ST AV NW
10	372780	0170	5/05	425,000	1,040	0	8	0	4	5,000	Y	N	3002 NW 75TH ST
10	751850	2690	6/03	357,500	1,050	600	8	0	4	3,825	Y	N	7327 17TH AV NW
10	751850	4215	8/05	449,950	1,050	0	8	0	4	3,300	Y	N	1907 NW 73RD ST
10	282110	0115	8/05	480,000	1,060	1,000	8	0	3	6,720	Y	N	8931 30TH AV NW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	916510	0230	7/03	368,000	1,080	1,070	8	0	3	3,880	Y	N	7301 EARL AV NW
10	751850	3246	3/05	472,500	1,100	0	8	0	4	3,825	Y	N	1807 NW 73RD ST
10	022503	9166	5/04	360,000	1,110	480	8	0	3	4,200	Y	N	7527 30TH AV NW
10	022503	9165	12/05	499,000	1,110	870	8	0	4	4,200	Y	N	7519 30TH AV NW
10	022503	9165	1/05	429,500	1,110	870	8	0	4	4,200	Y	N	7519 30TH AV NW
10	369390	1190	11/05	454,000	1,120	700	8	0	4	5,000	Y	N	2842 NW 67TH ST
10	226700	0130	12/04	476,000	1,140	1,140	8	0	4	11,070	Y	N	8520 32ND AV NW
10	123200	0880	5/04	323,500	1,150	570	8	0	3	3,744	Y	N	7714 17TH AV NW
10	274710	0019	11/04	390,000	1,170	290	8	0	3	7,200	Y	N	8822 28TH AV NW
10	238910	0030	8/03	334,000	1,180	0	8	0	3	3,659	Y	N	8025 16TH AV NW
10	054600	0995	7/03	364,000	1,200	600	8	0	3	4,084	Y	N	1904 NW 80TH ST
10	226700	0482	9/05	600,000	1,230	1,200	8	0	4	7,057	Y	N	8751 29TH AV NW
10	369390	0715	8/03	395,000	1,270	470	8	0	3	2,500	Y	N	2839 NW 69TH ST
10	226700	0527	2/05	550,000	1,280	760	8	0	3	5,859	Y	N	8509 29TH AV NW
10	369390	1590	5/05	476,500	1,290	930	8	0	4	5,000	Y	N	6602 30TH AV NW
10	602150	3900	10/04	460,000	1,300	220	8	0	4	4,000	Y	N	7555 22ND AV NW
10	751850	3215	7/03	390,000	1,300	120	8	0	5	3,825	Y	N	7039 18TH AV NW
10	285610	1141	1/04	395,000	1,320	1,080	8	0	3	4,488	Y	N	6524 28TH AV NW
10	282110	0010	11/05	395,000	1,340	0	8	0	3	6,760	Y	N	9020 31ST AV NW
10	226700	0335	2/03	400,000	1,350	600	8	0	3	7,410	Y	N	3005 NW 88TH ST
10	287210	1710	5/03	459,000	1,350	780	8	0	3	5,000	Y	N	3002 NW 71ST ST
10	602150	0975	6/05	532,000	1,350	450	8	0	5	4,000	Y	N	8349 JONES AV NW
10	813270	0270	11/04	435,000	1,350	1,350	8	0	3	4,557	Y	N	8038 30TH AV NW
10	226700	0225	8/04	395,000	1,360	830	8	0	3	7,455	Y	N	8548 31ST AV NW
10	282110	0130	9/03	375,000	1,360	900	8	0	3	6,680	Y	N	9009 30TH AV NW
10	356680	0285	7/05	467,000	1,370	1,150	8	0	3	5,880	Y	N	2631 NW 87TH ST
10	602150	0180	4/04	452,500	1,370	200	8	0	4	4,000	Y	N	8346 21ST AV NW
10	602150	3755	6/03	354,900	1,400	770	8	0	3	4,000	Y	N	7539 23RD AV NW
10	123200	0255	6/03	315,000	1,400	300	8	0	3	5,351	Y	N	1817 NW 80TH ST
10	751850	1330	6/03	340,000	1,400	1,400	8	0	3	5,100	N	N	1601 NW 73RD ST
10	758870	0280	6/05	420,000	1,400	0	8	0	3	4,400	Y	N	8340 16TH AV NW
10	285610	0230	7/05	415,990	1,410	0	8	0	3	2,448	Y	N	6502 25TH AV NW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	602150	1460	4/03	420,000	1,420	0	8	0	3	4,500	Y	N	8035 23RD AV NW
10	602150	2430	1/05	427,100	1,420	540	8	0	4	5,700	Y	N	7757 21ST AV NW
10	602150	1607	2/05	446,600	1,430	0	8	0	3	4,900	Y	N	8040 JONES AV NW
10	054600	0910	6/04	382,950	1,430	0	8	0	3	4,005	Y	N	1803 NW 83RD ST
10	444330	0035	3/03	488,100	1,430	970	8	0	5	4,000	Y	N	8305 31ST AV NW
10	751850	2660	4/05	527,500	1,450	250	8	0	4	3,825	Y	N	7313 17TH AV NW
10	751850	6015	9/03	395,000	1,450	0	8	0	5	2,640	Y	N	2109 NW 73RD ST
10	352603	9107	7/04	393,500	1,470	0	8	0	3	8,240	Y	N	8700 26TH AV NW
10	226700	0386	9/05	610,000	1,510	230	8	0	3	21,260	Y	N	8580 30TH AV NW
10	369390	1570	3/05	443,000	1,510	1,030	8	0	3	5,000	Y	N	2851 NW 67TH ST
10	120500	0200	5/04	580,000	1,520	1,050	8	0	5	6,750	Y	N	7533 31ST AV NW
10	226700	0660	6/03	479,000	1,530	480	8	0	4	6,380	Y	N	2810 NW 87TH ST
10	054600	0375	2/04	424,950	1,550	300	8	0	3	4,005	Y	N	8349 18TH AV NW
10	123200	1919	3/05	575,000	1,550	220	8	0	3	6,720	Y	N	7508 20TH AV NW
10	054600	0155	12/05	510,000	1,560	500	8	0	3	8,093	Y	N	8359 19TH AV NW
10	054600	0155	9/04	505,000	1,560	500	8	0	3	8,093	Y	N	8359 19TH AV NW
10	751850	5377	7/05	500,000	1,560	0	8	0	4	3,544	Y	N	6502 22ND AV NW
10	369390	1750	9/04	498,000	1,570	0	8	0	5	5,000	Y	N	3036 NW 66TH ST
10	751850	6425	7/04	449,950	1,570	610	8	0	3	2,550	Y	N	7307 22ND AV NW
10	602150	1850	12/05	539,950	1,580	430	8	0	4	4,000	Y	N	8048 23RD AV NW
10	751850	8375	10/04	452,000	1,580	400	8	0	4	3,825	Y	N	7319 JONES AV NW
10	752250	0030	7/03	390,000	1,590	760	8	0	3	5,510	Y	N	2917 NW 80TH ST
10	282110	0051	6/05	425,000	1,600	0	8	0	3	6,370	Y	N	3021 NW 89TH ST
10	602150	2695	7/05	524,999	1,600	360	8	0	3	4,700	Y	N	7749 22ND AV NW
10	054600	0220	10/05	450,000	1,610	400	8	0	3	4,005	Y	N	8314 19TH AV NW
10	602150	3025	9/03	340,950	1,620	0	8	0	3	4,100	Y	N	7738 JONES AV NW
10	226700	0615	10/04	495,000	1,630	0	8	0	4	5,360	Y	N	8725 28TH AV NW
10	602150	0130	2/04	482,000	1,630	0	8	0	5	4,000	Y	N	8312 21ST AV NW
10	602150	1845	10/04	493,500	1,630	190	8	0	4	4,000	Y	N	8044 23RD AV NW
10	751850	7025	7/05	492,000	1,630	0	8	0	3	5,100	Y	N	6536 23RD AV NW
10	444380	1725	12/04	370,000	1,660	0	8	0	3	3,880	Y	N	2414 NW 80TH ST
10	285610	0315	1/04	375,000	1,700	0	8	0	3	2,550	Y	N	6557 25TH AV NW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	602150	1630	1/03	370,000	1,710	300	8	0	3	4,000	Y	N	8052 JONES AV NW
10	602150	2845	4/05	515,000	1,710	400	8	0	5	4,100	Y	N	7730 23RD AV NW
10	602150	2855	3/03	371,500	1,760	240	8	0	4	4,100	Y	N	7736 23RD AV NW
10	369390	0875	10/05	570,000	1,780	0	8	0	5	5,000	Y	N	3017 NW 69TH ST
10	751850	8615	10/05	484,000	1,830	0	8	0	3	5,100	Y	N	7019 JONES AV NW
10	444980	0180	10/03	388,000	1,840	0	8	0	3	3,960	Y	N	8322 EARL AV NW
10	751850	6016	3/05	570,000	1,850	120	8	0	4	3,480	Y	N	7055 21ST AV NW
10	444380	0760	12/05	580,000	1,860	580	8	0	3	3,880	Y	N	7737 27TH AV NW
10	356730	0090	8/03	425,000	1,880	530	8	0	3	2,450	Y	N	8809 27TH AV NW
10	792760	0125	11/04	540,000	1,890	0	8	0	3	5,875	Y	N	7724 32ND AV NW
10	287210	1931	4/04	475,000	1,900	880	8	0	4	3,400	Y	N	7018 32ND AV NW
10	369390	0645	2/04	619,000	1,920	0	8	0	4	7,500	Y	N	2812 NW 68TH ST
10	602150	1210	11/05	508,000	1,920	0	8	0	4	4,000	Y	N	8049 JONES AV NW
10	813270	0055	8/03	402,000	1,960	0	8	0	3	5,000	Y	N	8021 28TH AV NW
10	751850	6840	5/04	475,500	2,000	0	8	0	5	5,100	Y	N	6735 22ND AV NW
10	226700	0285	7/04	410,000	2,060	0	8	0	3	7,455	Y	N	8515 30TH AV NW
10	751850	6910	9/04	579,950	2,160	700	8	0	3	2,550	Y	N	6711 22ND AV NW
10	123200	0085	6/04	455,000	2,160	0	8	0	3	2,400	Y	N	7718 20TH AV NW
10	792760	0150	5/03	359,055	2,180	0	8	0	3	5,875	Y	N	7700 32ND AV NW
10	444380	0380	7/05	486,500	2,190	0	8	0	3	4,084	Y	N	7534 28TH AV NW
10	444980	0570	1/03	404,000	2,280	370	8	0	3	3,366	Y	N	8339 25TH AV NW
10	444380	1465	12/04	516,000	2,340	0	8	0	3	3,880	Y	N	7536 26TH AV NW
10	226700	0135	1/03	479,000	2,350	880	8	0	3	11,070	Y	N	8516 32ND AV NW
10	285610	0250	12/04	475,000	2,470	0	8	0	3	2,550	Y	N	6519 25TH AV NW
10	745700	0005	7/05	730,000	2,680	0	8	0	4	8,125	Y	N	7702 30TH AV NW
10	916410	0155	8/03	640,000	2,768	980	8	0	3	4,750	Y	N	7352 26TH AV NW
10	226700	0572	6/05	537,950	2,820	420	8	0	3	8,170	Y	N	8817 28TH AV NW
10	287210	0065	5/05	650,000	1,500	740	9	0	5	5,000	Y	N	3042 NW 74TH ST
10	022503	9082	12/04	559,000	1,760	780	9	0	5	3,832	Y	N	7558 32ND AV NW
10	444330	0011	8/03	475,000	1,830	0	9	0	3	4,000	Y	N	8323 31ST AV NW
10	356730	0045	10/03	485,000	1,880	530	9	0	3	2,250	Y	N	2623 NW 88TH ST
10	125420	1215	7/05	720,000	1,900	400	9	0	5	5,250	Y	N	7202 28TH AV NW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 19**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
10	285610	1065	7/05	640,000	2,060	0	9	0	5	5,100	Y	N	6539 EARL AV NW	
10	352603	9232	9/04	575,000	2,060	0	9	0	3	7,261	Y	N	2506 NW 87TH ST	
10	602150	0255	2/05	600,000	2,070	660	9	0	3	3,264	Y	N	8329 21ST AV NW	
10	602150	0255	4/03	520,000	2,070	660	9	0	3	3,264	Y	N	8329 21ST AV NW	
10	125420	0295	3/05	680,000	2,210	1,090	9	0	3	5,100	Y	N	7033 25TH AV NW	
10	751850	2715	7/03	545,000	2,370	0	9	0	3	5,100	Y	N	7310 18TH AV NW	
10	444730	0135	1/04	625,000	2,440	840	9	0	3	4,000	Y	N	8305 30TH AV NW	
10	356680	0485	11/05	557,500	2,440	0	9	0	3	3,012	N	N	2638 NW 87TH ST	
10	123200	0105	10/03	598,000	2,570	0	9	0	3	4,800	Y	N	7710 20TH AV NW	
10	758870	0080	1/03	515,000	2,640	710	9	0	3	4,501	Y	N	8040 17TH AV NW	
10	444380	1018	10/05	592,000	2,660	0	9	0	3	3,111	Y	N	08053 26TH AV NW	
10	444980	0440	4/04	553,000	2,700	0	9	0	3	3,960	Y	N	8342 26TH AV NW	
10	444980	0445	5/04	560,000	2,700	0	9	0	3	3,960	Y	N	8338 26TH AV NW	
10	287210	1986	10/03	625,000	2,830	0	9	0	3	4,500	Y	N	3039 NW 71ST ST	
10	022503	9176	7/03	625,000	2,900	0	9	0	3	6,840	Y	N	7739 28TH AV NW	
10	444730	0045	5/04	699,950	2,900	970	9	0	3	3,960	Y	N	8360 LOYAL WY NW	
10	444980	0110	12/04	625,000	3,410	0	9	0	3	3,960	Y	N	8325 EARL AV NW	
10	022503	9057	7/05	709,950	3,440	0	9	0	3	4,169	Y	N	8071 EARL AV NW	
10	022503	9178	8/05	720,000	3,440	0	9	0	3	4,169	Y	N	8073 EARL AV NW	
10	444280	0065	12/03	624,950	2,270	810	10	0	3	5,000	Y	N	8315 28TH AV NW	
10	751850	7035	7/05	360,000	2,760	910	10	0	3	5,100	Y	N	6544 23RD AV NW	

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 19**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	102503	9157	5/03	350,000	Non Representative Sale-Not Market Range
1	102503	9174	9/04	162,923	Quit Claim Deed
1	102503	9183	6/04	450,000	Imp Characteristics Changed Since Sale
1	102503	9194	6/05	555,000	Imp Characteristics Changed Since Sale
1	117500	0155	10/03	140,000	No Market Exposure
1	117500	0240	5/04	175,918	Quit Claim Deed
1	117500	0415	11/03	305,000	Imp Characteristics Changed Since Sale
1	117500	0445	10/03	141,200	Related Party, Friend, or Neighbor
1	117500	0450	10/03	311,500	Imp Characteristics Changed Since Sale
1	117500	0500	1/04	310,000	Related Party, Friend, or Neighbor
1	117500	0525	4/05	187,494	Quit Claim Deed
1	117500	0745	2/03	97,910	Quit Claim Deed
1	117500	0780	9/04	353,950	Imp Characteristics Changed Since Sale
1	117500	1075	12/04	360,000	Imp Characteristics Changed Since Sale
1	117500	1078	6/05	340,000	Imp Characteristics Changed Since Sale
1	117500	1140	5/03	215,000	Imp Characteristics Changed Since Sale
1	117600	0200	11/03	320,000	Imp Characteristics Changed Since Sale
1	117600	0245	7/03	316,000	Non Representative Sale-Not Market Range
1	117600	0280	6/04	445,000	Imp Characteristics Changed Since Sale
1	117600	0480	12/04	410,000	Imp Characteristics Changed Since Sale
1	117600	0700	4/05	355,000	Imp Characteristics Changed Since Sale
1	117600	0740	12/05	385,000	Teardown Sale
1	117600	0865	7/04	111,575	Partial Interest Sale
1	117600	0870	1/03	250,000	No Market Exposure
1	117600	0908	10/05	375,000	Imp Characteristics Changed Since Sale
1	117600	0910	1/04	122,168	Quit Claim Deed
1	117600	0920	10/04	490,000	Imp Characteristics Changed Since Sale
1	117700	0120	12/04	380,000	Imp Characteristics Changed Since Sale
1	237170	0030	5/04	475,000	Imp Characteristics Changed Since Sale
1	276760	0005	5/03	228,750	Related Party, Friend, or Neighbor
1	276760	0010	5/03	218,750	Related Party, Friend, or Neighbor
1	276760	1435	6/03	376,300	Personal Property Included in Sale
1	276760	1545	12/04	291,674	Quit Claim Deed
1	276760	1568	8/03	375,000	Related Party, Friend, or Neighbor
1	276760	1635	12/03	116,500	Partial Interest Sale
1	309600	0022	10/03	940,000	Multiple Parcel Sale
1	309600	0025	10/03	940,000	Multiple Parcel Sale
1	424290	0311	12/05	40,000	Related Party, Friend, or Neighbor
1	665800	0035	6/03	385,000	Non Representative Sale-Not Market Range
1	690820	0021	6/04	421,000	Imp Characteristics Changed Since Sale
1	690820	0030	11/04	627,500	Imp Characteristics Changed Since Sale
1	690820	0155	8/04	430,000	Imp Characteristics Changed Since Sale

**Improved Sales Removed From This Physical Inspection Analysis**  
**Area 19**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	690820	0270	4/04	545,000	Imp Characteristics Changed Since Sale
1	690820	0338	3/05	606,100	Imp Characteristics Changed Since Sale
1	690820	0421	7/05	449,000	Imp Characteristics Changed Since Sale
1	690820	0457	2/04	163,000	Partial Interest Sale
1	690820	0490	4/04	539,000	Imp Characteristics Changed Since Sale
1	690820	0515	6/03	388,745	Quit Claim Deed
1	690820	0640	5/05	1,100,000	Multiple Imps on Parcel
1	755080	0055	1/05	255,000	Partial Interest Sale
1	755080	0085	10/05	405,000	Imp Characteristics Changed Since Sale
1	755080	0225	6/03	360,000	Non Representative Sale-Not Market Range
1	755080	0310	4/04	164,280	Non Representative Sale-Not Market Range
1	755080	0620	5/03	360,000	Imp Characteristics Changed Since Sale
1	755080	0635	4/03	218,000	Imp Characteristics Changed Since Sale
1	755080	0710	10/04	335,000	Imp Characteristics Changed Since Sale
1	755080	0765	7/03	215,000	Related Party, Friend, or Neighbor
1	755080	0840	4/03	352,000	Imp Characteristics Changed Since Sale
1	755080	1185	8/04	291,970	Imp Characteristics Changed Since Sale
1	775540	0020	10/04	1,537,500	Multiple Parcel Sale
1	775540	0026	10/04	1,537,500	Multiple Parcel Sale
1	867340	0060	6/04	450,000	Segregation and/or Merger Since Sale
10	022503	9033	8/04	389,000	Relocation Sale-Sale to Service
10	022503	9033	4/03	260,000	Estate Sale-Not Market Range
10	022503	9048	8/03	190,000	Related Party, Friend, or Neighbor
10	022503	9050	8/03	108,654	Quit Claim Deed
10	022503	9066	4/04	339,500	Imp Characteristics Changed Since Sale
10	022503	9087	6/04	350,000	Imp Characteristics Changed Since Sale
10	022503	9099	1/04	374,000	Relocation Sale-Sale to Service
10	022503	9108	6/05	680,000	Non Representative Sale-Not Market Range
10	022503	9108	10/03	385,000	Imp Characteristics Changed Since Sale
10	022503	9116	2/04	375,000	Related Party, Friend, or Neighbor
10	022503	9118	9/05	14,941	Quit Claim Deed
10	022503	9127	6/03	272,000	Imp Characteristics Changed Since Sale
10	022503	9139	1/05	100,000	Partial Interest Sale
10	022503	9161	2/05	88,866	Quit Claim Deed
10	054600	0190	1/03	303,000	Imp Characteristics Changed Since Sale
10	054600	0645	2/03	96,250	Quit Claim Deed
10	054600	0645	5/03	307,500	Imp Characteristics Changed Since Sale
10	054600	0675	8/03	249,000	Imp Characteristics Changed Since Sale
10	054600	0960	8/05	349,950	Imp Characteristics Changed Since Sale
10	054600	1020	3/03	327,000	Imp Characteristics Changed Since Sale
10	120500	0225	4/05	390,500	Imp Characteristics Changed Since Sale
10	123200	0130	1/05	73,750	Partial Interest Sale
10	123200	0360	11/04	305,000	Imp Characteristics Changed Since Sale
10	123200	0375	12/03	134,680	Quit Claim Deed
10	123200	0775	11/03	194,000	Imp Characteristics Changed Since Sale
10	123200	0790	11/03	205,150	Imp Characteristics Changed Since Sale
10	123200	0925	7/05	371,000	Imp Characteristics Changed Since Sale

**Improved Sales Removed From This Physical Inspection Analysis**  
**Area 19**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
10	123200	0970	6/03	255,000	Related Party, Friend, or Neighbor
10	123200	1210	5/03	335,000	Imp Characteristics Changed Since Sale
10	123200	1425	6/04	325,000	Imp Characteristics Changed Since Sale
10	123200	1480	9/03	280,000	Imp Characteristics Changed Since Sale
10	123200	1520	4/03	275,000	Imp Characteristics Changed Since Sale
10	123200	1530	5/04	126,763	Related Party, Friend, or Neighbor
10	123200	1680	8/05	106,693	Quit Claim Deed
10	123200	1690	8/03	297,000	Forced Sale
10	123200	1705	8/04	340,000	Imp Characteristics Changed Since Sale
10	123200	1845	3/05	194,000	Related Party, Friend, or Neighbor
10	123200	1910	10/05	395,000	Imp Characteristics Changed Since Sale
10	123200	1925	9/05	185,790	Quit Claim Deed
10	123200	1925	7/03	334,950	Imp Characteristics Changed Since Sale
10	123200	1980	8/03	329,950	Imp Characteristics Changed Since Sale
10	123200	1990	3/04	360,000	Imp Characteristics Changed Since Sale
10	125420	0125	12/04	476,000	Corporate Affiliates
10	125420	0245	5/05	420,125	Relocation Sale-Sale to Service
10	125420	0245	5/05	420,125	Imp Characteristics Changed Since Sale
10	125420	0290	6/04	303,000	Related Party, Friend, or Neighbor
10	125420	0490	11/05	448,950	Related Party, Friend, or Neighbor
10	125420	1190	5/05	135,798	Quit Claim Deed
10	226700	0180	8/03	368,000	Imp Characteristics Changed Since Sale
10	226700	0210	11/05	200,000	Non Representative Sale-Not Market Range
10	226700	0255	3/04	133,750	Partial Interest Sale
10	226700	0255	3/04	133,750	Partial Interest Sale
10	226700	0420	5/04	97,581	Multiple Parcel Sale
10	226700	0423	5/04	97,581	Multiple Parcel Sale
10	226700	0471	3/04	110,000	Related Party, Friend, or Neighbor
10	226700	0551	7/05	300,000	Quit Claim Deed
10	226700	0625	4/05	425,000	Imp Characteristics Changed Since Sale
10	226700	0730	4/04	345,000	Relocation Sale-Sale to Service
10	269810	0085	6/03	342,000	Relocation Sale-Sale to Service
10	282110	0110	10/04	502,000	Imp Characteristics Changed Since Sale
10	285610	0150	11/04	291,400	Multiple Imps on Parcel
10	285610	0230	6/04	232,000	Imp Characteristics Changed Since Sale
10	285610	0245	9/03	250,000	Non Representative Sale-Not Market Range
10	285610	0360	6/04	251,000	Imp Characteristics Changed Since Sale
10	285610	0515	2/04	335,000	Imp Characteristics Changed Since Sale
10	285610	0585	1/04	325,000	Imp Characteristics Changed Since Sale
10	285610	0735	5/04	218,000	Bankruptcy-Receiver or Trustee
10	285610	0785	9/03	269,950	Imp Characteristics Changed Since Sale
10	285610	1005	7/05	365,000	Imp Characteristics Changed Since Sale
10	285610	1025	7/05	229,950	Imp Characteristics Changed Since Sale
10	285610	1640	2/05	97,000	Quit Claim Deed
10	285610	1680	8/04	245,000	Non Representative Sale-Not Market Range
10	285610	1920	6/03	73,955	Partial Interest Sale
10	285610	2060	12/03	255,000	Imp Characteristics Changed Since Sale

**Improved Sales Removed From This Physical Inspection Analysis**  
**Area 19**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
10	285610	2250	3/04	90,280	Quit Claim Deed
10	285610	2375	11/04	492,000	Segregation and/or Merger Since Sale
10	287210	0065	12/04	320,000	Imp Characteristics Changed Since Sale
10	287210	0355	3/03	270,000	Non Representative Sale-Not Market Range
10	287210	0445	12/03	310,000	Estate Sale-Not Market Range
10	287210	0575	10/04	278,000	Imp Characteristics Changed Since Sale
10	287210	0705	5/05	375,000	Imp Characteristics Changed Since Sale
10	287210	0955	2/04	393,000	Imp Characteristics Changed Since Sale
10	287210	0976	6/04	300,000	Imp Characteristics Changed Since Sale
10	287210	1201	9/03	279,500	Imp Characteristics Changed Since Sale
10	287210	1375	3/04	260,000	Related Party, Friend, or Neighbor
10	287210	1416	5/05	415,000	Imp Characteristics Changed Since Sale
10	287210	1570	8/04	22,475	Quit Claim Deed
10	287210	2065	1/04	160,000	Partial Interest Sale
10	287210	2280	1/03	386,000	Imp Characteristics Changed Since Sale
10	287210	2300	6/03	294,500	Imp Characteristics Changed Since Sale
10	287210	2391	10/05	170,000	Imp Characteristics Changed Since Sale
10	287210	2391	4/03	155,000	1031 Trade
10	352603	9095	9/04	395,000	Imp Characteristics Changed Since Sale
10	352603	9178	11/04	399,950	Imp Characteristics Changed Since Sale
10	352603	9197	8/03	490,000	Imp Characteristics Changed Since Sale
10	352603	9207	9/04	518,000	Imp Characteristics Changed Since Sale
10	352603	9207	4/04	385,000	Imp Characteristics Changed Since Sale
10	356680	0050	4/04	163,000	Partial Interest Sale
10	356680	0115	7/05	385,000	Imp Characteristics Changed Since Sale
10	356730	0030	9/04	333,000	Imp Characteristics Changed Since Sale
10	356730	0030	5/03	290,000	Imp Characteristics Changed Since Sale
10	356730	0080	7/03	249,950	Non Representative Sale-Not Market Range
10	356730	0125	7/04	390,000	Bankruptcy-Receiver or Trustee
10	369390	0125	8/05	425,000	Imp Characteristics Changed Since Sale
10	369390	0240	3/04	338,000	Relocation Sale-Sale to Service
10	369390	0505	3/05	203,000	Teardown Sale
10	369390	0745	10/03	185,000	Segregation and/or Merger Since Sale
10	369390	0755	4/05	359,950	Imp Characteristics Changed Since Sale
10	369390	0915	6/03	89,660	Partial Interest Sale
10	369390	1075	5/03	293,500	Imp Characteristics Changed Since Sale
10	369390	1290	4/03	265,000	Non Representative Sale-Not Market Range
10	369390	1670	4/05	379,922	Imp Characteristics Changed Since Sale
10	369390	1740	1/05	395,500	Imp Characteristics Changed Since Sale
10	369390	2060	4/05	485,000	Imp Characteristics Changed Since Sale
10	369390	2140	6/05	347,000	Imp Characteristics Changed Since Sale
10	369390	2490	4/03	220,000	No Market Exposure
10	369390	2500	2/03	295,000	Teardown Sale
10	372780	0005	10/04	425,000	Relocation Sale-Sale to Service
10	372780	0030	6/04	327,000	Imp Characteristics Changed Since Sale
10	372780	0050	10/04	275,000	Imp Characteristics Changed Since Sale
10	372780	0080	10/05	355,000	Imp Characteristics Changed Since Sale

**Improved Sales Removed From This Physical Inspection Analysis**  
**Area 19**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
10	444280	0095	10/03	510,000	Imp Characteristics Changed Since Sale
10	444280	0125	9/05	300,000	Related Party, Friend, or Neighbor
10	444380	0035	6/03	285,000	Non Representative Sale-Not Market Range
10	444380	0265	10/04	315,000	Multiple Imps on Parcel
10	444380	0305	9/03	339,950	Imp Characteristics Changed Since Sale
10	444380	0310	8/03	390,000	Sale to Tenant
10	444380	0425	7/05	289,000	Teardown Sale
10	444380	0490	6/03	260,000	Imp Characteristics Changed Since Sale
10	444380	0545	3/05	400,000	Imp Characteristics Changed Since Sale
10	444380	0575	5/04	230,000	Non Representative Sale-Not Market Range
10	444380	0625	4/04	390,000	Imp Characteristics Changed Since Sale
10	444380	0640	9/04	320,000	Imp Characteristics Changed Since Sale
10	444380	0760	3/05	370,000	Imp Characteristics Changed Since Sale
10	444380	0810	5/04	310,000	No Market Exposure
10	444380	0860	4/04	262,500	Non Representative Sale-Not Market Range
10	444380	0860	3/04	256,000	Non Representative Sale-Not Market Range
10	444380	0960	4/05	319,550	Imp Characteristics Changed Since Sale
10	444380	0975	5/03	255,750	Imp Characteristics Changed Since Sale
10	444380	1170	3/03	329,500	Imp Characteristics Changed Since Sale
10	444380	1215	2/03	71,090	Quit Claim Deed
10	444380	1235	8/03	122,200	Partial Interest Sale
10	444380	1300	4/03	54,500	Quit Claim Deed
10	444380	1645	4/04	330,000	Imp Characteristics Changed Since Sale
10	444380	1680	4/03	237,000	Non Representative Sale-Not Market Range
10	444730	0075	2/03	338,500	Imp Characteristics Changed Since Sale
10	444730	0135	1/03	305,000	Segregation and/or Merger Since Sale
10	444980	0045	8/05	349,900	Imp Characteristics Changed Since Sale
10	444980	0175	8/03	318,000	Imp Characteristics Changed Since Sale
10	444980	0265	3/03	190,000	Imp Characteristics Changed Since Sale
10	602150	0025	4/05	376,000	Estate Sale-Not Market Range
10	602150	0100	2/03	272,500	Imp Characteristics Changed Since Sale
10	602150	0130	8/03	316,000	Imp Characteristics Changed Since Sale
10	602150	0235	4/03	91,210	Partial Interest Sale
10	602150	0255	2/05	600,000	Relocation Sale-Sale to Service
10	602150	0300	1/04	310,000	Related Party, Friend, or Neighbor
10	602150	0780	12/05	442,500	Relocation Sale-Sale to Service
10	602150	0985	9/04	438,000	Imp Characteristics Changed Since Sale
10	602150	1145	2/03	295,000	Imp Characteristics Changed Since Sale
10	602150	1215	9/03	343,000	Relocation Sale-Sale to Service
10	602150	1360	8/05	263,642	Related Party, Friend, or Neighbor
10	602150	2105	4/05	417,000	Imp Characteristics Changed Since Sale
10	602150	2150	5/04	385,000	No Market Exposure
10	602150	2225	6/04	299,000	Relocation Sale-Sale to Service
10	602150	2225	6/04	299,000	Non Representative Sale-Not Market Range
10	602150	2230	11/05	375,000	Related Party, Friend, or Neighbor
10	602150	2395	5/05	420,000	Imp Characteristics Changed Since Sale
10	602150	2510	11/03	360,000	Imp Characteristics Changed Since Sale

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 19**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
10	602150	2955	10/05	113,263	Quit Claim Deed
10	602150	3525	2/04	310,000	Imp Characteristics Changed Since Sale
10	602150	3915	9/03	332,000	Related Party, Friend, or Neighbor
10	630940	0060	4/03	274,000	Sale to Tenant
10	751850	0170	11/05	110,000	Quit Claim Deed
10	751850	0780	5/05	419,950	Imp Characteristics Changed Since Sale
10	751850	0975	2/04	150,527	Non Representative Sale-Not Market Range
10	751850	1160	4/05	580,000	Imp Characteristics Changed Since Sale
10	751850	1160	1/03	340,000	Imp Characteristics Changed Since Sale
10	751850	1470	7/05	410,000	Imp Characteristics Changed Since Sale
10	751850	1760	5/04	250,000	No Market Exposure
10	751850	1900	4/05	418,000	Imp Characteristics Changed Since Sale
10	751850	2360	11/03	245,000	No Market Exposure
10	751850	2490	8/05	330,000	Imp Characteristics Changed Since Sale
10	751850	2750	7/03	321,500	Imp Characteristics Changed Since Sale
10	751850	2780	2/05	280,000	Imp Characteristics Changed Since Sale
10	751850	3160	6/03	58,648	Partial Interest Sale
10	751850	3170	12/05	400,000	Imp Characteristics Changed Since Sale
10	751850	3215	1/03	251,000	Non Representative Sale-Not Market Range
10	751850	3260	7/05	2,640	Related Party, Friend, or Neighbor
10	751850	3355	11/03	390,000	Imp Characteristics Changed Since Sale
10	751850	3480	9/05	163,729	Related Party, Friend, or Neighbor
10	751850	3480	8/05	117,314	Quit Claim Deed
10	751850	4185	4/03	269,273	Imp Characteristics Changed Since Sale
10	751850	4325	3/03	290,000	Imp Characteristics Changed Since Sale
10	751850	4455	8/03	280,642	Imp Characteristics Changed Since Sale
10	751850	4630	10/04	355,000	Imp Characteristics Changed Since Sale
10	751850	4705	2/03	322,500	Imp Characteristics Changed Since Sale
10	751850	5075	11/04	225,000	Imp Characteristics Changed Since Sale
10	751850	5130	6/05	300,000	Teardown Sale
10	751850	5285	12/03	326,000	Imp Characteristics Changed Since Sale
10	751850	5445	1/03	77,690	Quit Claim Deed
10	751850	5510	3/03	232,000	Imp Characteristics Changed Since Sale
10	751850	5710	10/05	540,000	Imp Characteristics Changed Since Sale
10	751850	5755	7/03	250,000	Imp Characteristics Changed Since Sale
10	751850	5910	8/04	102,500	Quit Claim Deed
10	751850	5990	1/04	147,502	Partial Interest Sale
10	751850	6100	10/04	317,500	Imp Characteristics Changed Since Sale
10	751850	6785	7/03	165,375	Partial Interest Sale
10	751850	6850	4/03	218,000	Imp Characteristics Changed Since Sale
10	751850	6955	3/05	345,000	Imp Characteristics Changed Since Sale
10	751850	7265	10/05	700,000	Quit Claim Deed
10	751850	7445	6/05	461,500	Relocation Sale-Sale to Service
10	751850	7880	10/03	250,000	Related Party, Friend, or Neighbor
10	751850	7900	5/04	470,000	Imp Characteristics Changed Since Sale
10	751850	8680	9/05	330,000	Imp Characteristics Changed Since Sale
10	751850	8919	9/05	107,725	Quit Claim Deed

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 19**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
10	751850	8927	10/03	246,950	Imp Characteristics Changed Since Sale
10	758870	0084	1/03	279,000	Imp Characteristics Changed Since Sale
10	758870	0129	4/04	330,000	Multiple Parcel Sale
10	758870	0138	4/04	330,000	Multiple Parcel Sale
10	758870	0210	4/03	261,900	Non Representative Sale-Not Market Range
10	758870	0213	2/03	315,000	Imp Characteristics Changed Since Sale
10	758870	0244	3/03	239,950	Non Representative Sale-Not Market Range
10	813270	0085	6/03	200,000	No Market Exposure
10	813270	0180	5/04	315,000	Sale to Tenant
10	916410	0105	3/05	235,000	Related Party, Friend, or Neighbor
10	916410	0130	5/05	201,000	Related Party, Friend, or Neighbor
10	916410	0205	9/03	374,000	Imp Characteristics Changed Since Sale
10	916410	0260	9/04	341,500	Imp Characteristics Changed Since Sale
10	916510	0025	6/04	345,800	Imp Characteristics Changed Since Sale
10	916510	0030	3/04	275,000	Imp Characteristics Changed Since Sale
10	916510	0325	3/04	420,000	Imp Characteristics Changed Since Sale
10	916510	0390	6/04	255,000	No Market Exposure

## **Model Validation**

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between sub areas grades, living area, and age of homes. In addition the resulting assessment level is 99.5%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2005 and 2006 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2006 assessment year (taxes payable in 2007) results in an average total change from the 2005 assessments of +5.8%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

## ***Area 19 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is 0.995 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	13	0.940	0.997	6.1%	0.935	1.060
6	71	0.937	1.005	7.3%	0.977	1.033
7	467	0.928	0.996	7.3%	0.985	1.008
8	147	0.903	0.986	9.1%	0.966	1.005
9	31	0.938	1.009	7.6%	0.974	1.044
10	4	0.977	1.011	3.5%	0.916	1.106
11	1	0.453	0.777	71.4%	NA	NA
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1919	154	0.922	0.991	7.4%	0.970	1.011
1920-1935	176	0.923	1.004	8.7%	0.983	1.025
1936-1949	224	0.916	0.989	8.1%	0.974	1.004
1950-1969	70	0.910	0.991	8.9%	0.959	1.023
1970-1989	34	0.951	0.995	4.6%	0.957	1.032
1990-1999	24	0.969	0.999	3.0%	0.943	1.054
2000-2005	52	0.924	0.999	8.1%	0.972	1.026
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	2	1.028	0.974	-5.2%	0.119	1.829
Average	369	0.954	0.994	4.3%	0.982	1.007
Good	273	0.894	0.997	11.5%	0.981	1.013
Very Good	90	0.883	0.990	12.1%	0.965	1.015
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	405	0.921	0.994	7.9%	0.982	1.006
1.5	201	0.922	0.998	8.2%	0.979	1.016
2	109	0.929	1.003	7.9%	0.981	1.024
2.5	5	0.840	0.891	6.1%	0.703	1.079
3	14	0.940	0.951	1.1%	0.904	0.997

## ***Area 19 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is 0.995 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
370-899	136	0.920	1.010	9.9%	0.990	1.031
900-999	75	0.936	1.011	8.0%	0.979	1.042
1000-1299	236	0.914	0.985	7.7%	0.970	1.001
1300-1799	203	0.919	0.990	7.8%	0.972	1.008
1800-2299	53	0.950	1.013	6.7%	0.981	1.045
2300-2999	26	0.904	0.978	8.2%	0.933	1.024
3000-3499	5	1.052	0.961	-8.6%	0.811	1.111
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	702	0.922	0.995	7.9%	0.986	1.005
Yes	32	0.922	0.980	6.3%	0.933	1.026
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	734	0.922	0.995	7.8%	0.986	1.004
Yes	0	NA	NA	NA	NA	NA
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	131	0.924	0.988	6.9%	0.967	1.009
10	603	0.922	0.996	8.1%	0.986	1.006
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1500-2199	13	0.894	0.994	11.2%	0.941	1.047
2200-2999	66	0.947	0.991	4.7%	0.963	1.019
3000-3999	137	0.906	1.005	10.9%	0.985	1.025
4000-4999	242	0.942	1.002	6.4%	0.986	1.017
5000-5999	211	0.922	0.994	7.8%	0.977	1.012
6000-7999	53	0.909	0.982	8.0%	0.942	1.021
8000-21300	12	0.769	0.887	15.3%	0.781	0.993

## **Area 19 Physical Inspection Ratio Confidence Intervals**

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is 0.995 .

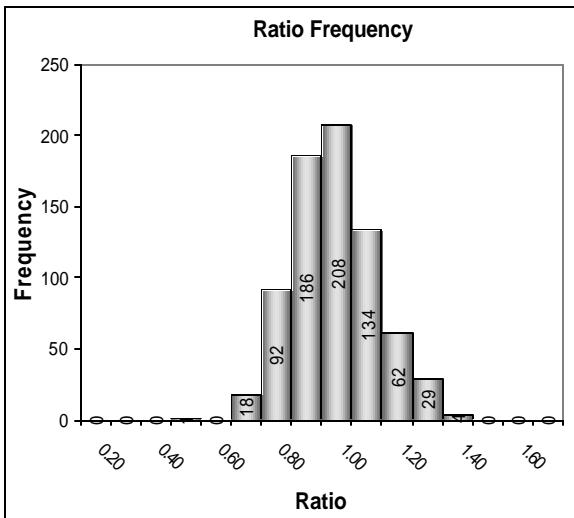
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Neighborhood 2 with a view	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	715	0.923	0.996	7.9%	0.986	1.005
Yes	19	0.904	0.971	7.5%	0.904	1.039
1.0 Story, No Basement	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	670	0.921	0.995	8.0%	0.985	1.004
Yes	64	0.943	0.997	5.7%	0.965	1.029
Neighborhood 2 and Lot Size>5,999 s.f.	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	719	0.924	0.995	7.7%	0.986	1.004
Yes	15	0.877	0.992	13.1%	0.899	1.085

## 2005 Improved Parcel Ratio Analysis

<b>District/Team:</b> NW / Team - 1	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 6/22/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> 19	<b>Appr ID:</b> SELL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 734			
<i>Mean Assessed Value</i>	364,500		
<i>Mean Sales Price</i>	395,200		
<i>Standard Deviation AV</i>	81,763		
<i>Standard Deviation SP</i>	101,724		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.940		
<i>Median Ratio</i>	0.933		
<i>Weighted Mean Ratio</i>	0.922		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.453		
<i>Highest ratio:</i>	1.397		
<i>Coefficient of Dispersion</i>	11.76%		
<i>Standard Deviation</i>	0.138		
<i>Coefficient of Variation</i>	14.65%		
<i>Price Related Differential (PRD)</i>	1.019		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.922		
<i>Upper limit</i>	0.943		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.930		
<i>Upper limit</i>	0.950		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	4833		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.138		
<b>Recommended minimum:</b>	30		
<i>Actual sample size:</i>	734		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	387		
# ratios above mean:	347		
Z:	1.476		
<b>Conclusion:</b>	Normal*		
*i.e. no evidence of non-normality			

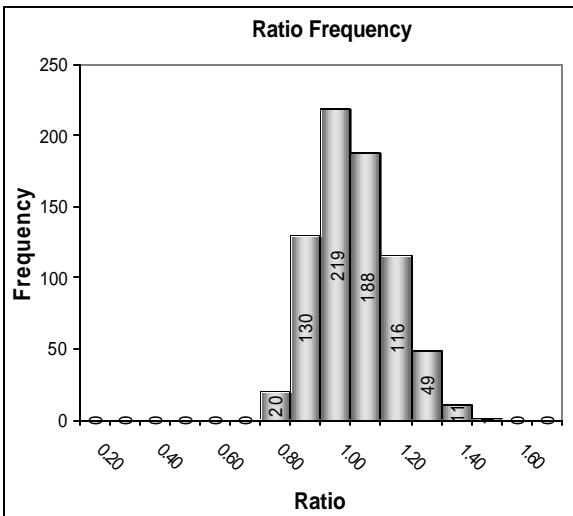


**COMMENTS:**

1 to 3 Unit Residences throughout area 19

## 2006 Improved Parcel Ratio Analysis

<b>District/Team:</b> NW / Team - 1	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 6/22/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> 19	<b>Appr ID:</b> SELL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 734			
<i>Mean Assessed Value</i>	393,100		
<i>Mean Sales Price</i>	395,200		
<i>Standard Deviation AV</i>	85,523		
<i>Standard Deviation SP</i>	101,724		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	1.011		
<i>Median Ratio</i>	1.000		
<i>Weighted Mean Ratio</i>	0.995		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.710		
<i>Highest ratio:</i>	1.442		
<i>Coefficient of Dispersion</i>	10.10%		
<i>Standard Deviation</i>	0.125		
<i>Coefficient of Variation</i>	12.41%		
<i>Price Related Differential (PRD)</i>	1.016		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.990		
<i>Upper limit</i>	1.010		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	1.002		
<i>Upper limit</i>	1.020		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	4833		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.125		
<b>Recommended minimum:</b>	25		
<b>Actual sample size:</b>	734		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	397		
# ratios above mean:	337		
Z:	2.215		
<b>Conclusion:</b>	Non-normal		



**COMMENTS:**

1 to 3 Unit Residences throughout area 19

Both assessment level and uniformity have been improved by application of the recommended values.

## **USPAP Compliance**

### ***Client and Intended Use of the Appraisal:***

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.*

### ***Definition and date of value estimate:***

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-12-330      **REAL PROPERTY VALUATION—HIGHEST AND BEST USE.**

*All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is*

*being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.*  
[1989 c 246 § 4]

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

### **Assumptions and Limiting Conditions:**

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### **Departure Provisions:**

**Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception**

SR 6-2 (i)

*The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.*

### **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- The statements of fact contained in this report are true and correct*
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr